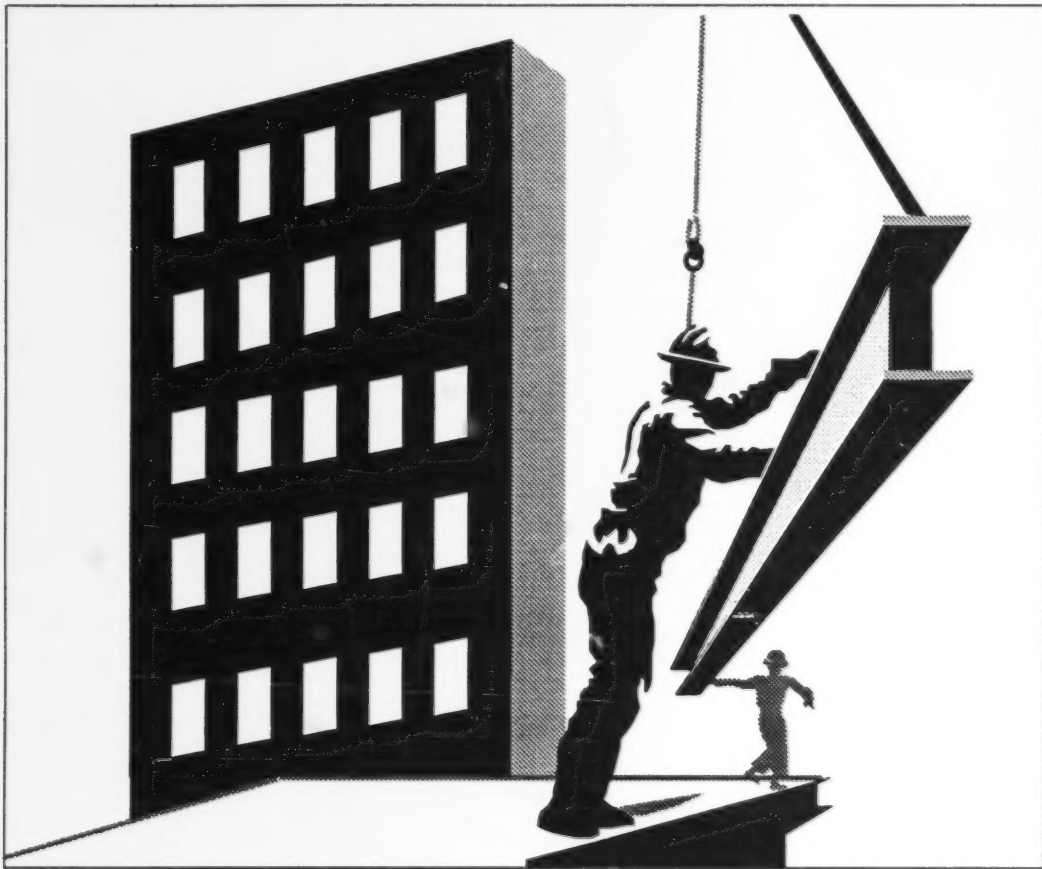


BC Major Projects Inventory

Issue: 03-01 Mar. 2003



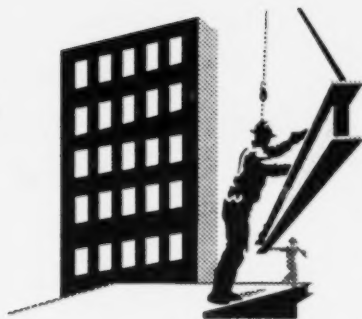
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Custom data extractions from the database are available. Please contact Jackie Hamilton and Associates at: (250) 385-6101

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www.majorprojectsinventory.com

A comprehensive database of major development activity in British Columbia

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About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over \$15 million (Cdn.) capital cost, or \$20 million in the Lower Mainland–Vancouver area.

Sources of MPI Information

Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location

Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates

New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs

Cost estimates are general estimates from the information sources used.

Start and Finish Dates

Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status

Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

Highlights of the March 2003 Issue

There are 57 new proposed projects recorded for the province in the first quarter of 2003, totaling over \$7 billion in potential new capital investment, if all the projects proceed. This represents almost triple the number of new proposed projects identified each quarter in past issues of the MPI.

The significant jump in public projects (over previous issues is due to the inclusion of eleven proposed projects under University of British Columbia and Simon Fraser University's capital programs. The majority of projects proposed are as a result of the announcement of 11 major projects that will be built in the event of a successful bid for the 2010 Winter Olympic Games for Vancouver–Whistler (see the table entitled: Proposed Olympic Bid and Related Projects—March 2003 in this section), and 8 newly announced transportation projects that were long-planned but will support the Games (See the table entitled: Other Proposed Projects That Would Support the Olympic Games). There are a number of other, smaller, but significant projects (totaling approx \$20 million) that have also been announced in support of the Olympic Games that each are below the \$15 million capital cost threshold of the MPI (See the table entitled: Announced Olympic Bid Projects Below the MPI \$15 million Capital Cost Threshold—March 2003).

Privately funded proposed projects—not related to the Olympic Bid—have a total estimated capital cost of \$2.6 billion; a number of these 25 new private projects are candidates for a BC Hydro final bidding process to provide new green energy electricity generation expected to be completed in September 2003. Three major port expansion projects are also planned, in the Vancouver and Prince Rupert areas. Of the private projects proposed this quarter, the Gateway Pipeline project being considered from the Alberta Oilsands to a deep water port in northwest BC (Prince Rupert or Kitimat) may have a value of \$1.5 billion, and the Port of Vancouver proposals for new and expanded terminals (greater than \$100 million) are in active development stages.

Sixteen major projects started construction in the quarter, notably, the Paramount Place development in Vancouver at \$125 million, and several residential and office towers have started construction, mostly in the Vancouver area.

Of the nine projects that completed construction, the largest are the Central City building (\$250 million) in Surrey and the current round of Burrard Generating Station upgrades (\$500 million) in Port Moody.

Subscribers: please call us at (250) 385-6101 if further information is needed or if you have suggestions for future issues. Feedback on the content of the Major Projects Inventory website at www.majorprojectsinventory.com is also welcomed.

New Proposed Projects Excluding Olympic Bid Projects* Jan-Mar 2003

Region	Municipality	Project Name	Est Cost (\$ mil)
1. Vancouver Island/Coast	Gold River	Ucona River Hydroelectric Project	15
2. Mainland/Southwest	Burnaby	5600 Thorne Avenue Business Park	28
2. Mainland/Southwest	Vancouver	598 Taylor Street Residential Tower	25
2. Mainland/Southwest	Sechelt	Bear Hydro Project	15
2. Mainland/Southwest	Vancouver	Boutique Hotel	20
2. Mainland/Southwest	Richmond	BridgePoint Development	20
2. Mainland/Southwest	Burnaby	Electricity Transmission Upgrade	44
2. Mainland/Southwest	Whistler	Four Seasons Private Residences - Discovery Centre	40
2. Mainland/Southwest	Port Moody	Klahanie Residential	225
2. Mainland/Southwest	Richmond	North Shore Marine Terminal	30
2. Mainland/Southwest	Vancouver	Port of Vancouver Container Expansion Project	110
2. Mainland/Southwest	New Westminster	Queensborough Landing Shopping Centre	75
2. Mainland/Southwest	Vancouver	Residential Development - Wall Financial	100
2. Mainland/Southwest	Burnaby	Residential High Rises	40
2. Mainland/Southwest	New Westminster	Residential Tower	20
2. Mainland/Southwest	Chilliwack	Rogers Foods Ltd. - Pacific Division (Chilliwack)	20
2. Mainland/Southwest	Pemberton	Ryan River Hydro Project	60
2. Mainland/Southwest	Coquitlam	Silver Springs Residential Community	50
2. Mainland/Southwest	Burnaby	Simon Fraser University - Faculty of Arts Expansion	26
2. Mainland/Southwest	Burnaby	Simon Fraser University - School for the Contemporary Arts Building	30
2. Mainland/Southwest	Burnaby	Simon Fraser University - Technology and Sciences Complex	22
2. Mainland/Southwest	Vancouver	The Gallery Residences	25
2. Mainland/Southwest	Vancouver	UBC - Chemical/Bio Engineering (including Clean Energy Research Centre)	28
2. Mainland/Southwest	Vancouver	*UBC - Computer Science Bldg. Electrical and Computer Engineering Bldg - UBC	22
2. Mainland/Southwest	Vancouver	UBC - Earth Sciences Centre	58
2. Mainland/Southwest	Vancouver	UBC - Integrated Biodiversity Laboratory	41
2. Mainland/Southwest	Vancouver	UBC - MDS Nordion	20
2. Mainland/Southwest	Vancouver	UBC - Museum of Anthropology	70
2. Mainland/Southwest	Vancouver	UBC - Student Housing	90
2. Mainland/Southwest	Vancouver	UBC - University Learning Centre	60
2. Mainland/Southwest	Vancouver	Vancouver General Hospital Academic Ambulatory Care Centre	90
3. Thompson/Okanagan	Boston Bar	Kookup Creek Water Power Project	15
4. Kootenay	Cranbrook	Cranbrook Airport Expansion	14
5. Cariboo	100 Mile House	100 Mile House Cogeneration Project	15
5. Cariboo	Prince George	University of Northern BC - Medical Program Building	15
6. North Coast	Stewart	Anyox Hydroelectric Project	30
6. North Coast	Prince Rupert	Gateway Project Pipeline	1500
6. North Coast	Prince Rupert	Prince Rupert Container Project	60
6. North Coast	Smithers	Ski Smithers Resort Expansion	30

* See Separate Table

Proposed Olympic Bid and Related Projects—March 2003

Region	Municipality	Project Name	Est Cost (\$mil)
2. Mainland/Southwest	Vancouver	Olympic Bid - Hastings Park	23
2. Mainland/Southwest	Vancouver	Olympic Bid - Hillcrest/Nat Bailey Stadium Park	27
2. Mainland/Southwest	Vancouver	Olympic Bid - E-COMM -Emergency Services and Communications Facility	41
2. Mainland/Southwest	Vancouver	Olympic Bid - Simon Fraser University Indoor Speed Skating Oval	66
2. Mainland/Southwest	Vancouver	Olympic Bid - University of British Columbia Winter Sport Centre	40
2. Mainland/Southwest	Vancouver	Olympic Bid - Vancouver Olympic Village	75
2. Mainland/Southwest	Whistler	Olympic Bid - Whistler Creekside Resort Modifications	16
2. Mainland/Southwest	Whistler	Olympic Bid - Whistler Nordic Centre	98
2. Mainland/Southwest	Whistler	Olympic Bid - Whistler Sliding Centre	53
2. Mainland/Southwest	Whistler	Olympic Bid - Whistler/Callaghan Valley Olympic Village	95
2. Mainland/Southwest	Vancouver To Callaghan Valley	Sea-to-Sky Highway Upgrading - Olympic Bid	600

Other Proposed Projects That Would Support the Olympic Games*

Region	Municipality	Project Name	Est Cost (\$mil)
2. Mainland/Southwest	Richmond	RAV Rapid Transit to Vancouver Airport	1700
2. Mainland/Southwest	Surrey	Border Infrastructure Project - Highway 10	42
2. Mainland/Southwest	Delta	Border Infrastructure Project - Highway 11 and Knight Street	20
2. Mainland/Southwest	Vancouver	Border Infrastructure Project - Highway 15	60
2. Mainland/Southwest	New Westminster	Border Infrastructure Project - Highways 91A/91	58
2. Mainland/Southwest	Coquitlam	North Fraser Perimeter Road - Gateway Project	90
2. Mainland/Southwest	Lengley	Fraser River Bridge Crossing	600
2. Mainland/Southwest	Surrey/Delta	**South Fraser Perimeter Road - Gateway Project	300
3. Thompson/Okanagan	Golden	Border Infrastructure Project - Kicking Horse Pass Highway 1 Improvements	125

*Planned projects that are proceeding as part of long term planning for infrastructure improvements in BC

**included in the MPI previously

Projects Started Construction— March 2003

Region	Municipality	Project	Est Cost (\$mil)
1 Vancouver Island/Coast	Nanaimo	Country Club Centre Shopping Mall Renovations	18
2 Mainland/Southeast	Vancouver	The Gallery	26
2 Mainland/Southeast	Burnaby	The Presidia Residential Development	20
2 Mainland/Southeast	New Westminster	Rialto Court	45
2 Mainland/Southeast	Pitt Meadows	CP Business Park	
2 Mainland/Southeast	Pitt Meadows	Mayfair Place Shopping Centre	26
2 Mainland/Southeast	Vancouver	1133 Seymour Residential Complex	60
2 Mainland/Southeast	Vancouver	455 and 583 Beach Ave Apartments - West One	20
2 Mainland/Southeast	Vancouver	Commercial Tower	20
2 Mainland/Southeast	Vancouver	Paramount Place 900 Burnard St	125
2 Mainland/Southeast	Vancouver	Great West Life Building	20
2 Mainland/Southeast	Vancouver	Nova Residences	57
2 Mainland/Southeast	Vancouver	Starling at 1050 Smith St	20
2 Thompson/Okanagan	Kamloops	Weyerhaeuser Wood Residue Cogeneration Plant	20
2 Thompson/Okanagan	Kelowna	Discovery Pointe Resort 1128 Sunset Dr	50
3 Northeast	Tumbler Ridge	Grizzly Extension and Woogay Lateral Pipeline	22

Completed Projects— March 2003

Region	Municipality	Project	Est Cost (\$mil)
1 Vancouver Island/Coast	Victoria	Worldmark Residential Development	20
1 Vancouver Island/Coast	Victoria	Mount St. Mary Hospital (Fairfield Health Centre) Replacement	31
2 Mainland/Southeast	Delta	Densent Business Centre	18
2 Mainland/Southeast	Port Moody	Burnard Generating Plant Upgrade	500
2 Mainland/Southeast	Vancouver	Price Waterhouse Coopers Place	70
2 Mainland/Southeast	Vancouver	Mixed-Use Development	20
2 Mainland/Southeast	Surrey	Central City Building	25.8
2 Mainland/Southeast	Burnaby	Southoaks Crescent Apartment Towers	40
2 Kootenay	Trail area	Seven Mile Powerplant Expansion	97

Major Project Summaries

Summary of Major Projects by Status—March 2003

Region	Proposed	Under Construction	Completed	On hold	Total
1. Vancouver Island Coast	32	17	2	10	61
2. Mainland/Southwest	113	74	6	24	217
3. Thompson/Okanagan	16	20	-	7	43
4. Kootenay	8	6	1	2	16
5. Cariboo	9	1	-	1	11
6. North Coast	9	1	-	6	16
7. Nechako	1	-	-	4	5
8. Northeast	6	1	-	1	7
Total	193	119	9	54	375

Summary of Major Projects by Industrial Category March 2003*

Development Region	Residential Commercial	Transport, & Warehag.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island Coast	31	6	3	9	2	6	3	59
2. Mainland/Southwest	109	26	2	20	2	26	22	211
3. Thompson/Okanagan	17	6	-	9	-	2	9	43
4. Kootenay	4	1	-	6	-	1	4	16
5. Cariboo	2	-	2	3	1	2	1	11
6. North Coast	1	6	2	6	1	-	1	16
7. Nechako	-	-	3	1	1	-	-	5
8. Northeast	-	2	3	1	1	-	-	7
Total	164	47	15	63	9	59	40	390

* Does not include 9 projects that were completed in Jan - Mar 2003

Industrial Categories follow the North American Industrial Classification System

Pipelines and transportation-related manufacturing are included in Transportation

British Columbia Development Regions



Vancouver Island/Coast Development Region

Updated April 4, 2003

BC STATS

Ministry of Management Services

Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain
with a fertile plain along the east coast
of Vancouver Island.

Land Area in Sq. km. : 87,813

Population Density / Sq. km. (2002) : 8.3

Economic Base : Public administration (Government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							Male/Female (2001)	Dependency Ratio			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	31.7	106.2	62.2	102.0	98.3	55.1	475.5	102.1	0.487	0.136	0.623	1976
1981	34.0	89.7	68.2	103.4	108.3	68.1	531.7	203.0	0.410	0.208	0.618	1981
1986	35.0	86.7	58.8	172.4	111.3	81.7	557.0	224.0	0.387	0.238	0.625	1986
1991	35.9	105.2	55.9	201.1	127.8	99.2	629.9	250.0	0.377	0.259	0.636	1991
1996	40.6	118.6	60.1	218.3	108.8	110.0	706.4	298.4	0.354	0.272	0.626	1996
2001	32.3	118.2	64.0	203.8	188.9	117.9	725.1	334.1	0.326	0.250	0.576	2001
2006	30.1	104.5	68.7	183.8	218.8	126.8	733.2	352.2	0.280	0.288	0.568	2006
2011	32.1	96.3	68.3	184.6	244.4	141.8	767.3	388.2	0.255	0.277	0.532	2011
2016	34.0	97.3	66.8	203.6	253.8	169.4	824.7	405.0	0.248	0.318	0.566	2016
2021	34.7	101.8	66.3	222.3	254.1	196.1	871.0	431.8	0.254	0.388	0.642	2021
2026	34.8	105.5	66.4	228.3	254.2	227.8	906.7	453.1	0.258	0.421	0.680	2026
2031	35.7	107.6	63.2	232.1	260.3	253.3	942.2	476.4	0.258	0.484	0.742	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Building Permits							
Year	Total	Non-Residential				Residential	Units
		Total	Commercial, Industrial & Gov't				
			Industrial	Comm.	Institutional		
1995	771.7	289.0	43.3	128.3	135.2	472.7	3,889
1996	846.6	279.0	17.4	185.0	67.6	574.6	5,097
1997	718.8	237.8	13.3	188.3	56.2	480.9	3,840
1998	986.6	241.1	28.9	142.1	68.1	545.5	2,752
1999	796.4	406.1	34.1	168.9	202.0	380.3	2,800
2000	979.7	274.1	29.3	148.0	96.8	505.6	1,880
2001	833.5	286.0	34.2	143.7	108.0	547.5	2,234
2002	768.2	286.2	18.5	135.3	88.3	503.0	3,453
Jan 03	43.8	21.8	1.8	8.8	11.8	21.7	100
Jan 02	38.1	11.1	0.7	8.2	2.2	27.0	100

Total Permits Index 1997=100

Index

1997 1998 1999 2000 2001 2002

Non-Residential

Residential

Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source: Statistics Canada (data collected from municipal and Regional District offices).

Vancouver Island/Coast Development Region



Population of Major Municipalities

Population of Major Municipalities						Population of Major Municipalities					
		1999	2000	2001	2002			1999	2000	2001	2002
		Estimate	Estimate	Estimate	Estimate			Estimate	Estimate	Estimate	Estimate
Vancouver Isl./Coast		716,395	715,404	719,602	722,317	Esquimalt	DM	16,747	16,784	16,984	16,903
Saanich	DM	107,674	107,758	108,543	108,084	Central Saanich	DM	15,707	15,813	15,993	15,995
Victoria	C	77,195	77,383	78,389	77,941	Colwood	C	14,489	14,436	14,410	14,534
Nanaimo	C	75,327	75,559	76,383	76,787	Powell River	DM	13,674	13,561	13,543	13,581
Campbell River	DM *	30,205	29,859	29,802	29,718	Comox	T *	11,687	11,645	11,632	11,809
North Cowichan	DM	27,063	27,149	27,276	27,457	Sidney	T	11,334	11,305	11,362	11,281
Langford	DM	19,271	19,571	19,796	20,117	North Saanich	DM	10,827	10,792	10,824	10,824
Courtenay	C *	18,973	19,057	19,160	19,435	Parksville	C	10,311	10,550	10,713	10,763
Port Alberni	C *	18,734	18,557	18,535	18,465	Sooke	DM *	-	9,143	9,140	9,255
Oak Bay	DM	18,534	18,446	18,506	18,360	View Royal	T	7,258	7,441	7,619	7,914

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED**Campbell River**

Campbell River Casino & Convention Centre, Campbell River Indian Band & Trillium Gaming Inc. Ph: (250) 286-6949
Proposed \$7.7-million 20,000 sq ft casino with 300 slot machines and 30 gaming tables and 120-room hotel, health club, 300-seat restaurant, 10,000 sq ft convention centre, and banquet hall is being developed in conjunction with the Campbell River Indian Band as part of a \$29 million resort complex located in the Discovery Harbour Marina District in downtown Campbell River. Awaiting approvals for the casino from the provincial government. Project will be completed in phases and is expected to create 400 permanent jobs. Casino to proceed first.

Status: Proposed Start: Fall 2003
Est. Cost (\$ million): 29 Finish: Late 2004
First Entry: Sep 1998 Last Update: Mar 2003

Central Saanich

Tsawout Residential/Commercial Development, Tsawout Indian Band Ph: (250) 652-9101
Proposed three-phase development of reserve lands including 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Phase 1: up to 600,000 sq ft retail space. Phase 2: 110 single-detached and multiple-family housing units on leased land. Phase 3: hotel. Plans for development at conceptual stage. Construction will go to tender summer 2003.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): n/a Finish: Spring 2005
First Entry: Sep 1998 Last Update: Mar 2003

Colwood/Langford

Olympic View Neighbourhood, Happy Valley Timber Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also a 6.9-ha park, a 120-room hotel, 3500 sq m of office and retail space, and a new nine-hole golf course. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd. Rezoning has been approved. Development permits not yet applied for.

Status: Proposed Start: Jul 2003
Est. Cost (\$ million): n/a Finish: Early 2006
First Entry: Dec 1997 Last Update: Mar 2003

Crofton

Crofton Gas Turbine Cogeneration Project, Norske Canada Ph: (604) 654-4000
Proposal for 348.5 gigawatt hours of electricity produced from natural gas at the Crofton pulp mill. The project was short listed for consideration for a power purchase agreement with BC Hydro. Selection of successful tenders expected in May 2003.

Status: Proposed Start: ?
Est. Cost (\$ million): 120 Finish: ?
First Entry: Dec 2002 Last Update: Dec 2002

Duncan**Georgia Strait Crossing Natural Gas Pipeline**

Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41-cm-diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. Approval required from the National Energy Board (NEB). The US Federal Energy Resources Commission has approved the pipeline September 2002. NEB received application and environmental scoping submission. Public hearings under the Canadian Environmental Assessment Act resumed in Feb 2003 and a decision by the NEB is expected in fall 2003. Capital cost is for 60-km Canadian portion.

Status: Proposed Start: Spring 2005
Est. Cost (\$ million): 130 Finish: Oct 2007
First Entry: Sep 1999 Last Update: Mar 2003

Gold River

Ucona River Hydroelectric Project, Ucona River Joint Venture
Proposed run of river hydroelectric power project on the Ucona River near Gold River. Project was selected for BC Hydro's green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed Start: ?
Est. Cost (\$ million): 15 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Ladysmith

Granby Harbour, Concept Bank - SVR Acquisitions Ltd.
Ph: (604) 298-9965

Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into existing town grid system and preserve historical aspects of the coal mining era. To include: 100 fixed rooms and 25 floating rooms in a hotel built on the harbour, a floating home subdivision, condos, multifamily and single family living units, a graduated retirement community, vacation cottages, a live-work artisan mews, retail areas, water park, health spa, and wellness facility, a small convention centre of 300 seats, restaurant/lighthouse, yacht club, marina, parking and lineal park system. A master plan is complete. Stabilization and reclamation of Slag Point and harbour awaiting federal, provincial and municipal approval. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel). Approval of permits pending. Some components will be sold to developers to build. Awaiting approval from Lands & Waters as well as Highways.

Status: Proposed Start: Spring 2003
Est. Cost (\$ million): 300 Finish: Summer 2014
First Entry: Mar 2000 Last Update: Mar 2003

Langford

Langford Power Centre, Alliance Blue Corporation
Ph: (250) 474-6919 (Langford City)

Proposed development of a 350,000-sq-ft shopping centre with parking for 1500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Road from McCallum Road to Treanor Avenue as well as installation of bike lanes, treed boulevards and sidewalks. Project has received re-zoning. Website: www.alliancebluecorp.com

Status: Proposed Start: ?
Est. Cost (\$ million): 56 Finish: ?
First Entry: Dec 2001 Last Update: Mar 2003

1. Vancouver Island/Coast

Langford

Lakewood Neighbourhood, Oakcrest Park Estates Ltd.

Ph: (250) 727-2325

Proposed 400,000-sq ft townhome/condo and single-family development in 923 units, 17,500 sq ft of commercial space and park and school space at 1220 Parkdale Drive. Proposal went before City Council. Public hearings held in Nov 2001. Engineer: 1st Team Engineering Ltd. In rezoning process. Environmental studies are underway. Project will proceed when sewer arrangements are worked out with municipality.

Status: Proposed	Start: ?
Est. Cost (\$ million): n/a	Finish: ?
First Entry: Mar 1999	Last Update: Mar 2003

Langford

Mixed Use Residential Development/Hulls Field,

Harling Point Estates Ph: (250) 385-4565

Proposed 100,000-sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd/3024 Glen Lake Rd (Hull's Field). In 3rd reading of the rezoning process. Architect: E. Barker Architect.

Status: Proposed	Start: ?
Est. Cost (\$ million): n/a	Finish: ?
First Entry: Mar 1999	Last Update: Mar 2003

Nanaimo

Duke Point Biomass Energy Facility,

EnviroCo Energy Recovery Ltd. Ph: (250) 743-7670

Municipal waste incinerator proposed to generate 140 MW of electricity for 100,000 homes at Duke Point near Nanaimo. The incinerator would burn 875,000 tonnes of garbage and waste wood per year. Very preliminary. Requires amendment to Regional District solid waste management plan and BC Environmental Assessment Act approval. Land for the project must be removed from the Forest Land Reserve.

Status: Proposed	Start: ?
Est. Cost (\$ million): 200	Finish: ?
First Entry: Sep 2001	Last Update: Dec 2002

Nanaimo

Vancouver Island Conference Centre,

City of Nanaimo Ph: (250) 755-4429

Public-private partnership proposals being invited from firms or consortiums interested in developing a new hotel and conference centre (providing 38,000 sq. ft. of meeting space as well as other ancillary uses) to be located in the downtown core of the City. Submissions due by Apr 11, 2003.

Status: Proposed	Start: Jan 2004
Est. Cost (\$ million): 27	Finish: Jan 2005
First Entry: Sep 2001	Last Update: Mar 2003

Nanaimo

BC Hydro Natural Gas Electricity Plant, BC Hydro Ph: (604) 528-1600

Up to 285-MW natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a pulp mill site at Duke Point. The proposed Georgia Strait Crossing (GSX) natural gas pipeline (see separate entry) would be necessary to provide fuel for the plant. Environmental Assessment Act approval expected in April/May 2003. Proponent filed an application to the BC Utilities Commission for approval to build the plant.

Status: Proposed	Start: Jul 2005
Est. Cost (\$ million): 380	Finish: Late 2006
First Entry: Jun 2000	Last Update: Mar 2003

Nanaimo

Nanaimo Regional General Hospital - Acute Expansion Phase II.,

Nanaimo Regional General Hospital Ph: (250) 755-3010

Phased renovation of existing space and completion of new space, to include 10 operating rooms and a perinatal area of 17 rooms with nursery, a level 2 acute care nursery and maternity area; a daycare surgery unit and a central supply unit. Prequalifications of contractors is complete and project will go to tender Spring 2003 for a Jun/July construction start.

Status: Proposed	Start: June 2003
Est. Cost (\$ million): 23	Finish: June 2005
First Entry: Sep 1997	Last Update: Mar 2003

Oak Bay

Carlton House Seniors Residences Ph: (250) 598-3311

(Oak Bay Municipality)

Assisted living condominiums in 88 units at Oak Bay Ave and Elgin Street. Site preparation underway.

Status: Proposed	Start: Apr 2003
Est. Cost (\$ million): 14	Finish: Spring 2004
First Entry: Dec 2002	Last Update: Mar 2003

Parksville

Oceanside Health Centre, Vancouver Island Regional Health

Ph: (250) 248-6144 (Parksville Planning Dep't)

Proposed 80,000 sq ft. 125-bed multi level health care facility and seniors housing.

Status: Proposed	Start: Apr 2003
Est. Cost (\$ million): 20	Finish: Fall 2003
First Entry: Mar 2002	Last Update: Dec 2002

Port Alberni

Eagle Rock Materials Project, Polaris Minerals

Ph: (250) 720-2700 (Alberni-Clayoquot Regional District)

Proposed gravel pit to supply gravel to California market. Coalition of two First Nations, the Hupacasath and the Ucluelet First Nation and a Vancouver company Polaris Minerals have formed a company to mine an area in the Port Alberni Inlet, with a 100 year mine life. Presently applying for permits from Federal, Provincial and Regional governments. Environmental assessment and permits are likely to be in place by Summer 2003. Process for seeking financing underway.

Status: Proposed	Start: Summer 2004
Est. Cost (\$ million): 115	Finish: Fall 2005
First Entry: Dec 2002	Last Update: Mar 2003

Port Alberni

Port Alberni Aluminum Smelter, Alberni Aluminum Company

Ph: (250) 723-2146 (City of Port Alberni)

Feasibility study completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors. Should the project not proceed, two other locations outside BC are being considered.

Status: Proposed	Start: Summer 2006
Est. Cost (\$ million): 1400	Finish: Late 2007
First Entry: Dec 2000	Last Update: Mar 2003

Port Alberni

Port Alberni Cogeneration Plant, Norske Canada Ph: (604) 654-4000
Proposed construction of a 350 Gwh gas-fired power plant. Expected 250 person-years of employment during construction and 20 operating jobs. Project has new proponents and a new location in Port Alberni, and has been short-listed for BC Hydro's Customer Generation power acquisition program.

Status: Proposed Start: ?
Est. Cost (\$ million): 300 Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

Port Hardy

Sea Breeze Wind Power Project, Sea Breeze Energy Inc.
Ph: (604) 639-8186

Up to 750 megawatts in wind parks holding 250 wind turbines which may be located on several sites being researched on Vancouver Island. Sites near Port Hardy, Port McNeill and Sayward are being examined. Public meetings being held. Environmental assessment expected to be complete by end of Summer 2003. Capital cost is for the first 50 wind turbines. Project was not selected by BC Hydro for its recent green power generation call for tenders.

Status: Proposed Start: Spring 2004
Est. Cost (\$ million): 250 Finish: Fall 2005
First Entry: Jun 2002 Last Update: Mar 2003

Port Hardy

Limestone Quarry, Graymount Western Ph: (801) 262-3942
Proposed limestone quarry on northern Vancouver Island to yield approx 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. Project on hold indefinitely.

Status: Proposed Start: 2004
Est. Cost (\$ million): 50 Finish: 2005
First Entry: Sep 1999 Last Update: Sep 2002

Saanich

Highway 17 Upgrades, Ministry of Highways Ph: (250) 387-7740
Proposed addition of several interchanges and upgrades to the Pat Bay Highway for the 25 km portion linking the Swartz Bay ferry terminal to Victoria. Very preliminary based on a report prepared by Earth Tech (Canada). Consultation with communities underway.

Status: Proposed Start: ?
Est. Cost (\$ million): 112 Finish: ?
First Entry: Mar 2002 Last Update: Sep 2002

Saanich

773 Cordova Bay Road Residential and Industrial Project, Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2-ha site at 773 Cordova Bay Rd. Architect: Number Ten Architect Group. Subdivision application remains pending for boundary adjustment. Plans for the development not expected until Fall 2003.

Status: Proposed Start: Spring 2004
Est. Cost (\$ million): 15 Finish: Summer 2006
First Entry: Sep 1997 Last Update: Dec 2002

Sooke

Shambrook Hill Development, Swiftsure Development

Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Road. Rezoning has been approved, new lots will be ready for sale in mid to late 2003.

Status: Proposed Start: Sep 2003
Est. Cost (\$ million): 50 Finish: 2007
First Entry: Sep 2002 Last Update: Dec 2002

Ucluelet

Ucluelet Mixed Use Development, Elka Loof-Koehler

Ph: (250) 726-4241 (Alberni-Clayoquot Regional District)
Proposed multi-use development on 40 hectares of waterfront in Ucluelet. Phase 1: 200 townhomes and pub. Next phases to include a wellness center and spa, hotel and seniors home.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 100 Finish: Fall 2005
First Entry: Dec 2002 Last Update: Dec 2002

Victoria

Residential Towers Songhees, Focus Equities Alberta

Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10, 11 and 13 storeys and series of townhouses totalling 597 units. Rezoning and development permits are in place. Website: www.divprop.com

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): n/a Finish: Fall 2005
First Entry: Dec 2002 Last Update: Dec 2002

Victoria

University of Victoria Expansion, University of Victoria

Ph: (250) 721-6139
A new 7,800-square-metre engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full time places by the year 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Provincial government approved funding.

Status: Proposed Start: Summer 2004
Est. Cost (\$ million): 22 Finish: Fall 2005
First Entry: Dec 2002 Last Update: Mar 2003

Victoria

Hotel and Residential Complex, GMC Projects

Ph: (250) 389-2662 (Architect)
Proposed seven storey hotel-condominium complex at Pandora Avenue and Fisgard Street. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528-532 Pandora Ave which will be restored and integrated into the complex. The project will include two buildings - a seven storey, 99 room hotel facing Pandora Street, and a six-storey residential building containing 78 condominiums, facing Fisgard Street. Development permit has been approved.

Status: Proposed Start: Jun 2003
Est. Cost (\$ million): 15 Finish: Spring 2005
First Entry: Sep 2001 Last Update: Mar 2003

1. Vancouver Island/Coast

Victoria

Enhanced Disinfection Water Treatment Facilities,

Capital Regional District Ph: (250) 360-3000
Two water treatment plants for the Victoria area to use ultraviolet light. The Japan Gulch facility is designed to treat up to 500 ML/d and will include 15 UV reactors. Charters Creek is designed to treat 11 ML/d and will include two UV reactors. The UV reactors are on order with Trojan Technologies Inc. Tenders for civil, architectural, structural, mechanical, electrical, and I&C requirements closed Dec 11, 2002. Contractor selection expected in Apr/May 2003.

Status: Proposed Start: Apr 2003
Est. Cost (\$ million): 22 Finish: Early 2005
First Entry: Mar 2001 Last Update: Mar 2003

Victoria

Belleville Ferry Terminal Redevelopment,

City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Redevelopment of the Belleville Street terminal at Victoria's inner harbour which currently accommodates four ferry lines (Coho, Clipper, Star and Express). Plans are for a 45,000-sq ft, three storey terminal to include a two-storey Canada Customs and tourist services building, an underground vehicle area for cars boarding the Coho ferry and a 10,000-sq ft commercial space. Land is rezoned. Design guidelines have gone to the Advisory Design Panel. A development permit application is approved. Once design guidelines are complete, the Provincial Capital Commission is expected to request proposals for a public/private partnership for the development. Construction will be in phases and only during the winter months to minimize disruptions to summer tourism. Project under review by provincial government.

Status: Proposed Start: ?
Est. Cost (\$ million): 16 Finish: ?
First Entry: Mar 1999 Last Update: Mar 2003

Victoria

Victoria Sewage Treatment Plant, Capital Regional District

Ph: (250) 360-3000
Proposed sewage-treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been sent to the Ministry of the Environment for review. Decision on project expected in Spring 2003.

Status: Proposed Start: 2004
Est. Cost (\$ million): 100 Finish: 2007
First Entry: Mar 1999 Last Update: Mar 2003

Victoria

Railyards Residential and Commercial Development,

CN Real Estate Ph: (250) 480-7811 (Architect)
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Road) with 482 townhouses, apartments, and live/work units and 11,000 sq ft of commercial space; approximately 416,000 sq ft in total. Architect: Paul Merrick Architects Ltd. Construction manager: Campbell Construction. City Council has approved rezoning application.

Status: Proposed Start: Apr 2003
Est. Cost (\$ million): 80 Finish: Spring 2005
First Entry: Sep 1997 Last Update: Mar 2003

STATUS: ON HOLD

Cumberland

Tsable River Coal Mine, Quinsam Coal Ph: (604) 684-9288
Proposed reopening of Tsable River coal mine 11 km south of Cumberland. Estimated reserves of 30-38 million tonnes that could be mined at 300,000 to one million tonnes per year. Parent company is Quinsam Coal. Development for sale, one company interested in coal-bed methane potential. Project has been deferred for a one year minimum.

Status: On hold Start: ?
Est. Cost (\$ million): n/a Finish: ?
First Entry: Dec 1997 Last Update: Jun 2002

Langford

Goldstream Meadows Residential Development,

Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000-sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Drive, the lake and E&N Railway line. Rezoning completed. Bas Smith Architecture Inc. is architect for townhouse units. Property is for sale.

Status: On hold Start: ?
Est. Cost (\$ million): 36 Finish: ?
First Entry: Sep 1997 Last Update: Mar 2003

Nanaimo

Wal-Mart Store, Wal-Mart Canada Inc. Ph: (905) 821-2111

Development of a one-storey store (12,000 sq m) at the former Bay site at Woodgrove Mall. In planning stages. Project is currently on hold.

Status: On hold Start: ?
Est. Cost (\$ million): 15 Finish: ?
First Entry: Mar 2001 Last Update: Sep 2002

Port Hardy

Inco Copper Refinery Ph: (250) 902-1234 (Port Hardy City)
Proposed custom copper-smelting to eventually produce 100,000 tonnes/yr using infrastructure from the former Island Copper Mine near Port Hardy. Initially expected to generate 60-80 jobs. Project is on hold.

Status: On hold Start: ?
Est. Cost (\$ million): 80 Finish: ?
First Entry: Sep 1999 Last Update: Jun 2002

Salt Spring Island

Channel Ridge Village, Property Team Inc.

Ph: (250) 384-2400 (Architect)
Village containing 75,000 sq ft of commercial space and residential settlement of 577 homes (developed in clusters of medium-density) compatible with the natural environment on a 90-acre site. Architect: de Hoog D'Ambrosio Rowe Architects. Project on hold.

Status: On hold Start: 2004
Est. Cost (\$ million): 25 Finish: 2007
First Entry: Dec 1997 Last Update: Sep 2002

Salt Spring Island**Salt Spring Island Village Resort, Salt Spring Island Village Resorts**

Ph: (250) 537-2711 (Islands Trust)

Time-shared accommodation to contain 123 units at 315 Robinson Road. Common building contains a pool, meeting rooms and other facilities. First 50 units and lodge started with framing completed but project is currently on hold.

Status: On hold
Est. Cost (\$ million): 14
First Entry: Sep 1997

Start: 1996
Finish: ?
Last Update: Mar 2003

Sooke**Deer Trail Resort, Deer Trail Development/Cinema XL Group**

Ph: (250) 384-3590

Proposed Deer Trail Lodge, adjacent hotel, cottages, and other facilities to be built in phases over 10 - 15 years. Development permit approved. Preparing working drawings for phase 1 (\$25 million), destination resort. Phase 2 is a media village. First part of the development, a campground, is open. As of Dec 2001 the development permit has expired. There have been no further applications but planning is still ongoing

Status: On hold
Est. Cost (\$ million): 150
First Entry: Mar 1998

Start: ?
Finish: ?
Last Update: Mar 2003

Victoria**Upper Harbour Place Office Development,**

Griffiths Milne Clough Projects Inc. Ph: (250) 414-4465

Proposed two phase development on Tyee Road on the Inner Harbour. Phase 1 is a 4 storey, 50,000 sq ft building to house Pacific Coast Net, completed in March 2003. Phase 2 is a five storey, 100,000 sq ft office building to be rezoned for higher density. Construction of Phase 2 on hold. General Contractor: Dominion Fairmile.

Status: On hold
Est. Cost (\$ million): 20
First Entry: Dec 2001

Start: Spring 2002
Finish: ?
Last Update: Mar 2003

Victoria**Victoria Harbour Centre for the Performing Arts,**

Victoria City Ph: (250) 361-0382

Proposed performing arts centre at Ship Point on the Inner Harbour. Application for Canada-British Columbia Infrastructure Program funds is under consideration. In the very early stages of planning. Project is jointly owned by Victoria, Oak Bay and Saanich. Seeking private and public funding.

Status: On hold
Est. Cost (\$ million): 45
First Entry: Mar 2001

Start: ?
Finish: ?
Last Update: Mar 2003

Victoria**Conventional Ferries Construction, BC Ferries Corporation**

Ph: (250) 381-1401

As many as three major ferries could be replaced over the next 10 years. A strategic plan was developed in spring 2001 which identified when to replace the ferries and what the appropriate type of replacement vessel would be. On hold.

Status: On hold
Est. Cost (\$ million): 150
First Entry: Mar 1998

Start: ?
Finish: ?
Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED**Colwood****Royal Bay Housing Development, Construction Aggregates Ltd.**

Ph: (250) 478-8311

Multi-phase (2800 homes) development on 250-ha site on Metchosin Road over 20 years. Phase 1 includes 646 single units, duplex homes, and townhouses with no further development until the completion of the Millstream Connector. Later phases will include townhomes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Included in Phase I are The Hatley and The Delora. They are completely serviced and all lots are sold. The next phase 1A: The Woods will have 119 lots, 3 duplex lots and 103 townhomes. 30 lots are ready for development as at Mar 03. Primary planning consultant: Cityspaces Consulting.

Status: Construction started
Est. Cost (\$ million): 150
First Entry: Dec 1997

Start: Mar 2000
Finish: 2020
Last Update: Mar 2003

Courtenay**Mt. Washington Ski Resort, Mt. Washington Ski Resort**

Ph: (250) 338-1386

Several projects completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Another lodge and retail/commercial area are being planned. In Fall 2002 a new six seater high speed chairlift was installed. A hotel with 60 units is in preliminary planning stages - construction to start 2004. A proposed firehall/public works building may be constructed summer 2003.

Status: Construction started
Est. Cost (\$ million): 30
First Entry: Sep 1997

Start: Summer 2000
Finish: 2004
Last Update: Mar 2003

Esquimalt**CFB Esquimalt Projects - Fleet Maintenance Cape Breton**

Consolidation, Department of Defence Ph: (250) 363-7928

New buildings for dockyard shop consolidation (\$70 million). Six of the 13 phases are completed. The next phases include the Fleet Maintenance Building 39,000 sq m (under construction), a new tank farm to replace Colwood Jetty refuelling facility (\$44.8 million) was awarded to NAC Constructors Ltd. with construction started November 2001. A Naval officer training facility is awaiting proposals from proponents. Package 7 of 13 tendered but not yet awarded. Balance of project is on hold.

Status: Construction started
Est. Cost (\$ million): 170
First Entry: Dec 1997

Start: Jan 1999
Finish: 2007
Last Update: Mar 2003

Langford**Bear Mountain Golf Resort, LGB9 Dev. Corp Ph: (250) 474-7344**

28 phase residential development (1800 homes) to include two Jack Nicklaus golf courses and clubhouse over 10 -12 years. First golf course nearing completion. Development between two municipalities, Langford and Highlands. Course scheduled to open July 2003. Construction of 15 holes is complete. First of two club houses will start construction end of March 2003 for a Sept 2003 opening. Next phase to be presold in April 2003 with services to be completed for a Sept 2003 construction start. Website: www.bearmountaingolf.com

Status: Construction started
Est. Cost (\$ million): 50
First Entry: Dec 2002

Start: Mar 2002
Finish: 2014
Last Update: Mar 2003

1. Vancouver Island/Coast

Langford

Westwind Plaza Ph: (250) 478-3121

Six buildings with total of 9896 square metres of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Architect: Moore Paterson Group. Phase 1: Beer & wine store is complete. Phase 2: 35,000-sq ft development including 125-seat restaurant, 125-seat pub and 8000-sq ft commercial/retail space (construction complete), nightclub and cabaret completed July 2001. As of Sep 2002, 2 buildings have been built out of 6. Project will proceed as market warrants development. Owners have applied to amend development application to add two additional buildings.

Status: Construction started
Est. Cost (\$ million): 20
First Entry: Jun 1999

Start: Late 1999
Finish: Dec 2004
Last Update: Mar 2003

Nanaimo

Country Club Centre Shopping Mall Renovations,

Northwest Group of Companies Ph: (604) 299-7517
Redevelopment of the existing mall to create space for four new major retailers, including Shoppers Drug Mart, Future Shop, La-Z-Boy, and JYSK Linen.

Status: Construction started
Est. Cost (\$ million): 18
First Entry: Mar 2003

Start: Feb 2003
Finish: Fall 2003
Last Update: Mar 2003

Nanaimo

Malaspina University College Expansion, Malaspina College Ph: (250) 753-3245

Construction of a five-storey (approx. 60,000 sq ft) applied sciences/training & education centre reached substantial completion in Dec 2001. Construction of two buildings (heavy-duty construction shop and physical plant) completed in Nov 2001. Construction of an office building for the International Program will be completed in Jul 2003. An expansion of the Library will go to tender in Apr/May 2003 and complete in Spring 2004, and seismic upgrading and expansion of a cafeteria is complete. Centre for shellfish research currently in design team selection process for construction start fall 2003.

Status: Construction started
Est. Cost (\$ million): 21
First Entry: Jun 2000

Start: Jan 2001
Finish: Summer 2004
Last Update: Mar 2003

Nanosee

Pacific Shores Nature Resort, Ocean Place Holdings Ltd.

Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. Completed 76 units consisting of 64 timeshare and 12 wholly-owned units. An additional 18,000 sq ft will include a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office will be complete by May 03. 32 two bedroom units to start Aug 03.

Status: Construction started
Est. Cost (\$ million): n/a
First Entry: Sep 1997

Start: Spring 1998
Finish: Late 2003
Last Update: Mar 2003

North Saanich

Victoria International Airport Expansion, Victoria Airport Authority

Ph: (250) 953-7554
Expansion of air terminal building (approx 3700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 completed. Stage 6: Departure and passenger check-in area, tendering of contract will occur in June 2003 with building completion by Fall 2004. Architect: Moore Paterson Group. Project Manager: Durwest Construction Ltd.

Status: Construction started
Est. Cost (\$ million): 21
First Entry: Jun 1999

Start: Late 2000
Finish: Late 2004
Last Update: Mar 2003

Saanich

5300 Cordova Bay Road Residential/Commercial/Golf Course Development, Jawl Industries/McArthur Park Estates

Ph: (250) 475-1775 (Saanich Municipality)
175-unit residential building, 1100-sq m commercial space, and nine-hole golf course on 15 ha at 5300 Cordova Bay Rd. 32 apartments are complete. Rezoning for 24 apartments (Sayward Hill) is complete. The subdivision application for further development has been finalized. Golf course is complete. Phase 1, 2 and 3 are complete. Phase 4 - 20 townhomes (Hill Rise Townhouses) is under construction and expected to be complete by August 2003.

Status: Construction started
Est. Cost (\$ million): n/a
First Entry: Dec 1997

Start: 1998
Finish: ?
Last Update: Mar 2003

Sooke

Silver Spray Resort, Michael and Roxanne Thornton

Ph: (250) 642-1634 (Sooke District)
Proposed 174-acre, 85 suite hotel/lodge, 127 single family homes, 9 hole golf course and 115 berth marina.

Status: Construction started
Est. Cost (\$ million): 50
First Entry: Jun 1999

Start: Fall 2002
Finish: Summer 2008
Last Update: Dec 2002

Victoria

Royal Roads University Campus Building Development,

Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: 1) renovation of the Grant Building, a 5760 sq m National Heritage Designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, currently under construction to be completed in Jun 2003, and 2) a new Living/Learning Centre, an 8000 sq m building containing 180 student residences, lecture halls, seminar rooms, faculty offices, and other services on a 3 acre site. Architect: Williams + D'Ambrosio Architects.

Status: Construction started
Est. Cost (\$ million): n/a
First Entry: Jun 2002

Start: Sep 2002
Finish: Summer 2004
Last Update: Dec 2002

Victoria

Marriott Garden Hotel, Concert Properties Ltd. Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Garden Hotel located at 428 Humboldt St is under construction. The \$34 million hotel is the first phase of the 386,000 sq ft project to eventually include a 19 storey apartment hotel, and a 10 storey office building. Phase 2 and 3: two high-rise residential towers will require rezoning. The hotel will be completed in early 2004 and will include approx 5000+ sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. Building of the hotel is expected to create 200 full time jobs. Architect: Lawrence Doyle Architects. Dates are for hotel construction.

Status: Construction started Start: Late 2002
Est. Cost (\$ million): 90 Finish: Spring 2004
First Entry: Sep 1999 Last Update: Mar 2003

Victoria

Multi-Purpose Arena/Convention Facility, RG Properties & City of Vic
Ph: (604) 298-6444
New arena to replace Memorial Arena to include up to 7500 seats. Private partner was selected to proceed with a design-build operate package based on a 30 year agreement. Site clearing and preparation commenced. Architect: ICR Architecture.

Status: Construction started Start: Summer 2003
Est. Cost (\$ million): 30 Finish: Fall 2004
First Entry: Sep 1997 Last Update: Mar 2003

Victoria

Selkirk Waterway Project, Jawl Holdings Ltd.
Ph: (250) 384-2400 (Architect)
Redevelopment of 10-ha site which includes several mixed commercial/office buildings, a 46-unit townhouse and condo building and a Montessori school, all completed. A six storey office and a waterfront mixed-use structure including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A building permit has been issued for a 28-unit apartment building. An assisted care living facility, and a high-tech building and parkade are in the planning stages. Building at 320 Barbally road passed by advisory design panel March 2003 and construction to start in Apr 2003.

Status: Construction started Start: 1994
Est. Cost (\$ million): 100 Finish: 2006
First Entry: Sep 1997 Last Update: Mar 2003

Victoria

Shoal Point Residential Development, Huron Street Developments
Ph: (250) 388-6608
Residential project in three buildings beside Fishermen's Wharf at the Chevron site, includes two floors of marine-related businesses, and 156 condos including 14 live-work units. Phase 1 (marine commercial space and 62 condos) is complete. Phase 2 which includes 20,000 sq ft of commercial space and 43 condos is complete. Phase 3: 12,000 sq ft of commercial space and 55 condos is under construction to be completed by June 2003.

Status: Construction started Start: Mar 1999
Est. Cost (\$ million): 100 Finish: Jun 2003
First Entry: Sep 1997 Last Update: Mar 2003

Victoria/Capital Regional District**Hartland Landfill Improvements**, Capital Regional District

Ph: (250) 360-3000
Several phases of ongoing improvements including capping, landfill gas recovery, leachate management and site infrastructure at Hartland landfill. Phase 1 and 2 are complete. Proposal for a suitable gas-utilization technology to generate electricity, for approx 3 MW, to be constructed if BC Hydro will be buying the power generated; a decision regarding purchase of the power is expected to be made in Spring 2003. A recommendation has been made to CRD to award the gas utilization contract to MAXIM Energy Corp. Work is expected to start in late spring 2003 and be completed by end of 2003.

Status: Construction started Start: 1992
Est. Cost (\$ million): 27 Finish: Late 2003
First Entry: Sep 1997 Last Update: Mar 2003

STATUS: COMPLETED**Victoria**

Worldmark Residential Development Ph: (604) 685-0111
Timeshare residential development at 120 Kingston Street at Superior and Kingston. Building to be constructed in two levels of 9 and 7 storeys each. Construction manager: Intertech Construction Management.

Status: Completed Start: Feb 2002
Est. Cost (\$ million): 20 Finish: Jan 2003
First Entry: Mar 2002 Last Update: Mar 2003

Victoria

Mount St. Mary Hospital (Fairfield Health Centre) Replacement, Capital Health Region/Mount St Mary Hospital Ph: (250) 370-8699
Replacement of the existing Mount St. Mary Hospital at 841 Fairfield Rd. with a new 5-storey 200-bed multi-level care facility with a parking structure. Architect: Jensen Group Inc. Construction contractor: Campbell Construction Ltd.

Status: Completed Start: Sep 2001
Est. Cost (\$ million): 31 Finish: Mar 2003
First Entry: Sep 1997 Last Update: Mar 2003



Mainland/Southwest Development Region

Updated April 4, 2003

BC STATS

Ministry of Management Services

Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.

Land Area in Sq. km. : 37,225

Population Density / Sq. km. (2002) : 65.3

Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.



Selected Demographic Characteristics												
Year	Population by age group, Thousands of persons							Households (,000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	85.5	283.1	178.0	381.2	276.8	139.4	1,343.9	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.3	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.2	193.7	553.3	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.2	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.8	354.3	212.8	769.8	466.4	258.6	2,199.7	827.7	0.340	0.178	0.518	1996
2001	130.8	378.7	222.4	791.8	577.7	291.8	2,393.1	940.2	0.320	0.183	0.503	2001
2006	125.4	383.6	236.7	812.3	703.9	329.3	2,591.2	1,052.3	0.290	0.188	0.478	2006
2011	133.2	375.0	250.1	842.8	818.9	379.6	2,799.4	1,175.4	0.266	0.199	0.464	2011
2016	142.7	372.4	255.9	887.7	883.5	468.0	3,010.2	1,303.1	0.254	0.231	0.485	2016
2021	150.0	389.0	243.3	940.0	923.2	569.2	3,214.7	1,414.3	0.256	0.270	0.526	2021
2026	153.7	411.7	243.0	968.1	952.4	681.5	3,410.4	1,509.9	0.261	0.315	0.576	2026
2031	154.2	429.4	255.5	976.1	985.8	789.0	3,590.0	1,603.1	0.263	0.356	0.619	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

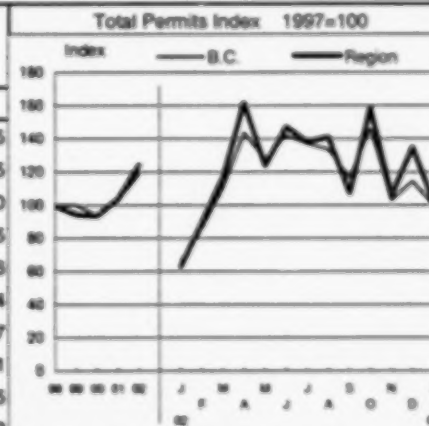
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits							
Year	Total	Non Residential				Residential	Units
		Total	Industrial	Comm- ercial	Institutional & Gov't		
1995	3,452.3	1,236.7	126.2	680.1	430.4	2,215.6	16,495
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275
1997	3,708.2	1,310.7	183.7	953.3	173.6	2,397.8	18,440
1998	3,236.3	1,414.9	189.2	944.3	281.4	1,821.4	13,115
1999	3,061.9	1,304.9	231.0	749.5	324.4	1,757.0	11,496
2000	3,029.7	1,412.9	185.1	929.3	298.4	1,616.8	10,024
2001	3,369.4	1,378.9	150.5	795.0	431.3	1,992.5	11,717
2002	4,016.9	1,199.6	162.2	779.8	257.6	2,817.3	17,391
Jan '02	220.9	70.8	9.9	39.7	21.1	150.1	575
Jan '03	170.3	61.8	6.1	43.9	11.8	108.5	553

Total Permits Index 1997=100

Index — B.C. — Region

Month	B.C.	Region
Jan 97	100	100
Feb 97	95	95
Mar 97	95	95
Apr 97	100	100
May 97	105	105
Jun 97	110	110
Jul 97	115	115
Aug 97	120	120
Sep 97	125	125
Oct 97	130	130
Nov 97	135	135
Dec 97	140	140
Jan 98	140	140
Feb 98	135	135
Mar 98	180	140
Apr 98	140	135
May 98	145	140
Jun 98	140	135
Jul 98	145	140
Aug 98	140	135
Sep 98	145	140
Oct 98	140	135
Nov 98	145	140
Dec 98	140	135
Jan 99	145	140
Feb 99	140	135
Mar 99	145	140
Apr 99	140	135
May 99	145	140
Jun 99	140	135
Jul 99	145	140
Aug 99	140	135
Sep 99	145	140
Oct 99	140	135
Nov 99	145	140
Dec 99	140	135
Jan 00	145	140
Feb 00	140	135
Mar 00	145	140
Apr 00	140	135
May 00	145	140
Jun 00	140	135
Jul 00	145	140
Aug 00	140	135
Sep 00	145	140
Oct 00	140	135
Nov 00	145	140
Dec 00	140	135
Jan 01	145	140
Feb 01	140	135
Mar 01	145	140
Apr 01	140	135
May 01	145	140
Jun 01	140	135
Jul 01	145	140
Aug 01	140	135
Sep 01	145	140
Oct 01	140	135
Nov 01	145	140
Dec 01	140	135
Jan 02	145	140
Feb 02	140	135
Mar 02	145	140
Apr 02	140	135
May 02	145	140
Jun 02	140	135
Jul 02	145	140
Aug 02	140	135
Sep 02	145	140
Oct 02	140	135
Nov 02	145	140
Dec 02	140	135
Jan 03	145	140



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

Mainland/Southwest Development Region



Population of Major Municipalities

		1999	2000	2001	2002			1999	2000	2001	2002
		Estimate	Estimate	Estimate	Estimate			Estimate	Estimate	Estimate	Estimate
Mainland/Southwest		2,329,096	2,362,960	2,401,743	2,430,833	Maple Ridge	DM	62,807	64,439	66,289	68,527
Vancouver	C	581,955	589,676	577,256	577,772	Chillwack	DM	65,052	65,216	65,850	66,611
Surrey	C	347,212	355,559	365,523	376,757	New Westminster	C	56,112	57,724	57,713	57,603
Burnaby	C	195,675	200,292	204,407	205,955	Port Coquitlam	C	52,148	52,747	53,941	55,790
Richmond	C	166,962	169,203	172,547	174,617	North Vancouver	C	45,284	45,932	46,756	47,880
Abbotsford	C	116,847	116,867	121,263	124,591	West Vancouver	DM	42,941	42,896	43,033	42,778
Coquitlam	C	114,271	116,003	118,621	120,967	Mission	DM	32,422	32,547	32,793	32,907
Delta	DM	100,961	101,383	101,515	101,226	Port Moody	C	24,239	24,480	25,047	25,545
Langley	DM	89,760	90,298	90,989	90,997	Langley	C	24,409	24,597	24,885	24,682
North Vancouver	DM	85,466	85,649	86,084	85,720	White Rock	C	18,639	18,761	19,049	19,408

C=City, T=Town, V=Village, DM=District Municipality, IM=Island Municipality; * Denotes boundary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Abbotsford

Abbotsford Residential Development, Michael Rosen Planning Cons. (Owner's Rep.) Ph: (604) 825-0977
Approx 1000 units of single- and multi-family residences at 36220 Cassar Ave, near McKee Rd. Conceptual plans reviewed and rezoning required. Very preliminary. No dates as to when project may proceed. Planning Consultant: Michael Rosen Planning Consultants.

Status: Proposed Start: ?
Est. Cost (\$ million): 75 Finish: ?
First Entry: Sep 1999 Last Update: Mar 2003

Abbotsford

Abbotsford Hospital and Cancer Centre, Fraser Health Authority Ph: (604) 556-5062
Proposed 300-bed, 55,000 sq m hospital and cancer treatment centre at Gladwyn Avenue and Marshall Road, previously known as the Fraser Valley Regional District General Hospital. Architect: Architecture. A Request for Expressions of interest in public-private sector partnering was issued in March 2003 to select 4 firms for the RFP stage.

Status: Proposed Start: Jun 2004
Est. Cost (\$ million): 210 Finish: Dec 2007
First Entry: Dec 1997 Last Update: Mar 2003

Burnaby

5600 Thorne Avenue Business Park, Cressley Development Corp./Anthem Industrial Ltd Ph: (604) 583-1256
Business park for industrial and corporate tenants on a 22-acre subdivision site in the Big Bend industrial area at 5600 Thorne Ave. Marketing for the first of 5 phases is underway.

Status: Proposed Start: May 2003
Est. Cost (\$ million): 28 Finish: 2008
First Entry: Mar 2003 Last Update: Mar 2003

Burnaby

Electricity Transmission Upgrade, BC Hydro Ph: (604) 526-1600
Replacement of an aging underground electricity transmission cable from Home Payne substation in Burnaby to Cathedral Square substation in Vancouver. Construction includes a new 230 kV circuit, substation upgrades, and circuit reconfigurations along a new route. BC Utilities Commission approved the application for a Certificate of Public Convenience and Necessity in mid-December 2002. Tenders close Apr 9, 2003.

Status: Proposed Start: Spring 2003
Est. Cost (\$ million): 44 Finish: May 2004
First Entry: Mar 2003 Last Update: Mar 2003

Burnaby

Residential High Rises, Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30 and 32 storeys at the 4800 block of Lougheed in Burnaby to provide 370 residences. Architect: Dikakis and Coffey Architects.

Status: Proposed Start: ?
Est. Cost (\$ million): 40 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Burnaby

Simon Fraser University - Faculty of Arts Expansion, Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Proposed Start: ?
Est. Cost (\$ million): 26 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Burnaby

Simon Fraser University - School for the Contemporary Arts Building Ph: (604) 291-4743

New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art & culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or at the SFU Burnaby campus. Website: www.sfu.ca/Facilities Management

Status: Proposed Start: ?
Est. Cost (\$ million): 30 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Burnaby

Simon Fraser University - Technology and Sciences Complex, Simon Fraser University Ph: (604) 291-4743
New building of 100,000 sq ft to house the Science and Applied Science classrooms, labs and research support. To be tendered in Fall 2003. Website: www.sfu.ca/Facilities Management

Status: Proposed Start: Late 2003
Est. Cost (\$ million): 22 Finish: Spring 2004
First Entry: Mar 2003 Last Update: Mar 2003

Burnaby

Burnaby Waste to Energy Project, Greater Vancouver Regional District Ph: (604) 432-6200
New generation of 118 gigawatt hours of electricity at the pulp and paper mill using municipal solid waste. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003. Turbines have been ordered.

Status: Proposed Start: Fall 2003
Est. Cost (\$ million): 40 Finish: Summer 2004
First Entry: Dec 2002 Last Update: Mar 2003

Burnaby

Simon Fraser University Expansion, Simon Fraser University Ph: (604) 291-4743
Construction of a 9000 sq m building providing space for the School of Engineering Science. A \$2 million renovation (addition of 27,000 sq ft) of the existing Applied Science Building to house the School of Computing Science will be tendered May-June 2003. Provincial government approved the funding. Website: www.sfu.ca/Facilities Management

Status: Proposed Start: May 2003
Est. Cost (\$ million): 25 Finish: Fall 2004
First Entry: Dec 2002 Last Update: Dec 2002

2. Mainland/Southwest

Burnaby

Burnaby Lake Rejuvenation Project, City of Burnaby

Ph: (604) 296-7664
Removal of approximately 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2170 m long). Received Environmental Assessment Act approval. In discussions with province regarding funding.

Status: Proposed Start: ?
Est. Cost (\$ million): 26 Finish: ?
First Entry: Jun 2002 Last Update: Mar 2003

Burnaby

Burnaby Secondary School, Burnaby School District

Ph: (604) 664-8441
Proposed new secondary school with a capacity of 1500 students on a 15-acre site. School will be located at 6989 10th Avenue. Project is at design and value analysis stage. Project expected to go to tender in April/May 2003.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 20 Finish: Aug 2004
First Entry: Sep 2001 Last Update: Mar 2003

Burnaby

Lake City Court Office Buildings, Tonko Novem Ph: (604) 664-1198
Total of 240,000 sq. ft. of office space at Lake City Court at 8081 Lougheed Highway. The first of two low-rise office buildings is completed. Rezoning is pending for second building (110,000 sq ft). Second phase may proceed in summer 2003.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): n/a Finish: Fall 2006
First Entry: Jun 1998 Last Update: Jun 2002

Burnaby

Metrotower III, Ivanhoe Cambridge Ph: (604) 436-4710
Proposed 350,000- to 425,000-sq. ft. tower adjacent to Metrotowers I and II. Preleasing underway, major tenant being sought. No further development expected before 2005.

Status: Proposed Start: 2004
Est. Cost (\$ million): 60 Finish: 2006
First Entry: Jun 1998 Last Update: Mar 2003

Burnaby

UniverCity Highlands, Burnaby Mountain Community Corporation

Ph: (604) 291-3220
Proposed creation of a mixed-use, pedestrian-oriented townsite complex on 81 ha with University Drive frontage to include housing, shops, services and recreational facilities. Plans adopted by city. Proposed 1800 residential units with school, park and mixed-use commercial main street. BMCC will retain ownership and control of retail space. Architect: Holton Barker Architects. The first phase of development will include a park, elementary school and 400 residential units and will be at the east end of the campus. BMCC is continuing to seek public input on possible housing choices: co-ops, rental housing and condominiums, and community architectural style. Watercourse and storm water management and transport plans are being developed. Phase 1: The site for 400 townhouses and apartment units and part of the town centre is being prepared Fall 2002. Residential construction is set to begin in April 2003 with the first residents moving in by the summer 2004.

Status: Proposed Start: Apr 2003
Est. Cost (\$ million): 100 Finish: 2012
First Entry: Dec 1997 Last Update: Mar 2003

Chilliwack

Rogers Foods Ltd. - Pacific Division (Chilliwack), Rogers Foods Ltd.

Ph: (250) 585-8758
Proposed new 250 tonnes per day, state-of-the-art flour mill. The new plant will mill wheat into custom, high quality flours, in bulk and bag, sold to commercial bakers, food processors, and distributors in the Lower Mainland of British Columbia and to export customers in Pacific Rim countries.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 20 Finish: Late 2004
First Entry: Mar 2003 Last Update: Mar 2003

Chilliwack

Chilliwack Hotel and Convention Centre

CTEW Group/City of Chilliwack Ph: (604) 793-2906 (City)
Development of a 105-unit condo development, retail space and 3 levels of parking and one main floor convention centre space. To be built downtown adjacent to the existing 100-room Rhombus Hotel. Currently in development stage.

Status: Proposed Start: ?
Est. Cost (\$ million): 30 Finish: ?
First Entry: Sep 2001 Last Update: Mar 2003

Coquitlam

North Fraser Perimeter Road—Gateway Project

BC Ministry of Transportation Ph: (250) 387-7544
Proposed improvements on the north side of the Fraser River in three phases. Phase 1 to connect United Blvd in Coquitlam to Brunette Ave. Phase 2 will widen eastbound lanes at the intersection of Brunette Ave and Columbia St. Phase 3 will create a left turning tunnel at Columbia St and Front St intersection. Planning underway.

Status: Proposed Start: Spring 2005
Est. Cost (\$ million): 60 Finish: Summer 2008
First Entry: Mar 2003 Last Update: Mar 2003

Coquitlam

Silver Springs Residential Community

Polygon Development \$1 Limited Ph: (604) 871-4256
Master planned community at Pinetree and Lafarge Lake to include apartments and townhomes, clubhouse and other facilities.

Status: Proposed Start: ?
Est. Cost (\$ million): 50 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Delta

Border Infrastructure Project - Highway 11 and Knight Street

BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes \$33 million for a \$7 million upgrade to Highway 11 at the Trans-Canada Highway, and the intersection at Vye Road, and provide \$11 million for left turn bays for Knight Street at 6th, 32nd, 49th, and 57th Avenues. Preliminary planning stage.

Status: Proposed Start: Spring 2004
Est. Cost (\$ million): 20 Finish: Late 2007
First Entry: Mar 2003 Last Update: Mar 2003

British Columbia**Roberts Bank Container Terminal & Deltaport Expansion, Vancouver Port Authority** Ph: (604) 683-9324

New container port adjacent to the existing Deltaport Container Terminal at Roberts Bank on one of four locations involving filling and dredging. Another phase, the Deltaport expansion, will be located on the southern side of the existing port. In preliminary planning stages and will require Environmental Assessment Act approval. Undertaking consultations with local communities and First Nations. Website: www.portvancouver.com

Status: Proposed Start: ?
Est. Cost (\$ million): 120 Finish: ?
First Entry: Dec 2002 Last Update: Mar 2003

Canada**Massey Tunnel Seismic Upgrade, BC Ministry of Transportation** Ph: (250) 387-3198

Seismic upgrade to the 600-metre long Massey Tunnel on Highway 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. To include concrete reinforcement and river-bottom soil compaction. Seismic design is complete as of Nov 2002.

Status: Proposed Start: Late 2003
Est. Cost (\$ million): 25 Finish: 2005
First Entry: Jun 2001 Last Update: Dec 2002

Fort Nelson**Duke Energy Southern Mainline Expansion, Duke Energy Inc.** Ph: (250) 883-2013

Additional gas pipeline running from Fort Nelson to the Huntington station in the Lower Mainland will increase capacity by 200 million cu ft per day. Other expansion is planned to increase capacity by 100 mcf/d from Alberta into the BC system via Gordonville. National Energy Board approved the project in late Jan 2003. Website: www.sen-pipeline.com

Status: Proposed Start: Spring 2003
Est. Cost (\$ million): 300 Finish: Fall 2005
First Entry: Jun 2001 Last Update: Dec 2002

Hopie**Cogburn Magnesium, Leader Mining International (Calgary)** Ph: (250) 387-7475 (BC Env Assessment Office)

250,000 tpy quarry to produce magnesium silicate and 120,000 tpy hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hopie. Will require secure energy supply of 250 MW. Application through the BC Environmental Assessment Act is expected in spring 2003.

Status: Proposed Start: Spring 2004
Est. Cost (\$ million): 200 Finish: Spring 2005
First Entry: Sep 2002 Last Update: Dec 2002

Langley**Fraser River Bridge Crossing, Translink** Ph: (604) 453-4500

Planned new crossing of the Fraser River to link Surrey/Langley on the south side with Maple Ridge/Fitt Meadows on the north side of the river. Two options are being explored: a 200th Street bridge, or the Barnston tunnel-bridge configuration. Feasibility studies underway. Environmental Assessment Act approval required. Public open houses held in Feb 2003. Requests for Expressions of Interest expected in spring 2003. Website updates at: www.translink.bc.ca/fraser-crossing

Status: Proposed Start: Spring 2004
Est. Cost (\$ million): 600 Finish: Late 2005
First Entry: Mar 2003 Last Update: Mar 2003

Langley**Watercourse Residential and Commercial Development,**

Equitas Development Corp. Ph: (604) 879-9542

Development on the 75-acre Interfor mill site on Glover Road to include 300 housing units, a 50-room hotel and recreational facilities. In approval stage.

Status: Proposed Start: Sep 2004
Est. Cost (\$ million): 60 Finish: Sep 2006
First Entry: Sep 2002 Last Update: Sep 2002

Lillooet region**Capehorn Ski Resort, NGR Resorts Inc.** Ph: (250) 579-6961

Proposed four-season, 14,186-unit mountain tourism resort development between Pemberton and Lillooet. Estimated \$70 construction jobs and 3600 operating jobs. Environmental Assessment Act approval granted. Other permits and approvals to follow. Need to complete ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval in principle to develop and operate. Land and Water BC Inc. will establish a committee to co-ordinate master planning and related processes. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed Start: ?
Est. Cost (\$ million): 600 Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

New Westminster**Queensborough Landing Shopping Centre,**

First Prio Shopping Centres Ph: (604) 449-8112

Development of a 425,000 sq ft shopping centre on Boyd Street. Wal-Mart store (132,000 sq ft) to open in Nov 2003. Other buildings to start construction in summer 2003.

Status: Proposed Start: Apr 2003
Est. Cost (\$ million): 75 Finish: Mar 2004
First Entry: Mar 2003 Last Update: Mar 2003

New Westminster**Residential Tower, Onn Group** Ph: (604) 682-7711

Proposed 135-unit apartment high rise on Cameron Street with approx 36,000 sq ft of commercial space. Awaiting city approvals.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 20 Finish: Spring 2005
First Entry: Mar 2003 Last Update: Mar 2003

New Westminster**Border Infrastructure Project—Highway 91A/91, BC Ministry of Transportation/Government of Canada** Ph: (250) 953-4541

A joint federal/provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes \$35 million for an upgrade to the Hwy 91A/Queensborough bridge north interchange, \$25 million for a new interchange at Howe St. and \$11 million for a new interchange at 72nd Ave. Preliminary planning stage.

Status: Proposed Start: Spring 2004
Est. Cost (\$ million): 58 Finish: Late 2007
First Entry: Mar 2003 Last Update: Mar 2003

2. Mainland/Southwest

New Westminster

The Woodlands, BC Buildings Corporation Ph: (250) 952-8500
Residential units on 63 acres, two four storey town homes, four 16 storey high rises and other lower buildings. 1270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Rezoning approved.

Status: Proposed	Start: Summer 2003
Est. Cost (\$ million): n/a	Finish: Summer 2005
First Entry: Sep 2002	Last Update: Dec 2002

New Westminster

615 Hamilton Street Apartments, Appia Developments

Ph: (604) 294-2742
Proposed development of a 20-storey, 140-unit apartment building at 615 Hamilton St. and 740 & 760 Sixth St. Building Permit application being submitted Mar 2003.

Status: Proposed	Start: Summer 2003
Est. Cost (\$ million): n/a	Finish: Early 2005
First Entry: Dec 2001	Last Update: Mar 2003

New Westminster

Patullo Bridge Rehabilitation, TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge are proposed, including \$11.6 million on general repairs (\$1.6 million of which would be spent in 2002), \$9.6 million in 2003 and 2004 on repainting, and \$13.3 million on seismic upgrading. Work on phase 1 (painting and load rating repairs) will proceed in the May 2003. Seismic upgrades will not proceed before 2005.

Status: Proposed	Start: May 2003
Est. Cost (\$ million): 34	Finish: 2005
First Entry: Dec 2001	Last Update: Mar 2003

North Vancouver

Residential Tower Ph: (604) 985-7761 (City of North Vancouver)
Proposed 14 storey residential tower to be built on 1st Street. City council has approved the rezoning.

Status: Proposed	Start: Spring 2003
Est. Cost (\$ million): 20	Finish: Spring 2004
First Entry: Sep 2002	Last Update: Sep 2002

North Vancouver

Shopping Centre, Anterra Retail Properties Ph: (604) 689-3040
Proposed shopping mall with 3 storeys (230,000 sq ft) with 6 levels of parking located at the existing Ford dealership near Capilano mall. Approvals being sought. Architect: Kasian Kennedy Architects.

Status: Proposed	Start: Apr 2003
Est. Cost (\$ million): 45	Finish: Spring 2004
First Entry: Sep 2002	Last Update: Sep 2002

North Vancouver

Seymour Creek Village, Squamish Nation and Kingswood Capital Corporation Ph: (604) 892-5166
Proposed 479,200 sq ft over 12 hectares of commercial and retail development. One of the big box retail outlets will be 116,000 sq ft. Project in development stage and has been approved by band council and members. The development will be done in four stages. The provincial government has approved new access off Dollarton Highway and further access improvements off Seymour Parkway. Architect: Urban Design Group Architects.

Status: Proposed	Start: Spring 2004
Est. Cost (\$ million): 100	Finish: Fall 2005
First Entry: Mar 2001	Last Update: Mar 2003

North Vancouver

Seymour Falls Dam Seismic Upgrade,

Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the dam is in detailed design phase. Public consultation is ongoing as lands are part of conservation reserve. Final design is underway. GVRD have approved funds for the upgrade and pre-qualification of contractors will take place summer 2003, project will go to tender fall 2003 for a construction start in Jan 2004.

Status: Proposed	Start: Dec 2003
Est. Cost (\$ million): 18	Finish: Jun 2005
First Entry: Jun 1998	Last Update: Mar 2003

North Vancouver

Versatile Shipyards Mixed Use Development, Pinnacle International

Ph: (604) 988-1688
Development of former Versatile Shipyard Site to include 825,000-sq ft of 1000 residential units, 100,000-sq ft retail space, 100,000 to 200,000 sq ft office space, 38,000-sq ft community use, 12,000-sq ft industrial use, a hotel with 110 rooms and 10,000-sq ft of convention space will be constructed to step downwards from 12-storeys at the west end to 6-storeys at the east end, a marina and three piers. There are four heritage buildings on the site that will be upgraded and used mainly for restaurant and retail use. Each parcel of land to be developed will be subject to a public hearing and review by the city. On the northeast corner of the realigned Lonsdale and Esplanade avenues a 5-storey office and retail building will be constructed and adjacent to the east a 16-storey apartment building is planned.

Status: Proposed	Start: Summer 2003
Est. Cost (\$ million): 400	Finish: 2007
First Entry: Jun 1998	Last Update: Mar 2003

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant,

Greater Vancouver Regional District Ph: (604) 432-6341
The largest water filtration plant in Canada, for the Seymour source, has completed preliminary design. A conventional design build project valued at \$500 million dollars includes a 1800 ml/day filtration plant, twin tunnels, 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2007. Detailed design is underway. The first construction project will start in Sep 2003 (pumping station). The filtration plant will begin construction in 2004. Project management services awarded to Liaison and Associates Inc. December 2002 announcement of \$100 million funds from Federal and Provincial governments (\$50 million each) and \$18 million provincial funds for the pumping station.

Status: Proposed	Start: Sep 2003
Est. Cost (\$ million): 450	Finish: 2007
First Entry: Sep 1997	Last Update: Mar 2003

Pemberton

Ryan River Hydro Project,

Ryan River Joint Venture Ph: (604) 683-8271
Proposed run of river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Joint venture between Summit Power and Ledcor Power. Project was selected for BC Hydro's green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed	Start: Spring 2004
Est. Cost (\$ million): 60	Finish: Summer 2006
First Entry: Mar 2003	Last Update: Mar 2003

Pemberton**Douglas Creek Water Power Project**, Cloudworks Energy Inc.

Ph: (604) 633-9990

Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks). Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003. Design-build tender due out in May 2003.

Status: Proposed
Est. Cost (\$ million): 45
First Entry: Mar 2002

Start: Fall 2003
Finish: Spring 2005
Last Update: Mar 2003

Pemberton**Fire Creek Water Power Project**, Cloudworks Energy Inc.

Ph: (604) 633-9990

Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks). Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003. Design-build tender due out in May 2003.

Status: Proposed
Est. Cost (\$ million): 35
First Entry: Mar 2002

Start: Fall 2003
Finish: Spring 2005
Last Update: Mar 2003

Pemberton**Mkw'alt's (Ure) Creek Water Power Project**, Cloudworks Energy Inc.

Ph: (604) 633-9990

Proposed 49 MW run-of-river hydroelectric project near Mount Currie. Water and crown land licence reviews underway. Project was selected for BC Hydro's green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003. Design-build tender due out in May 2003.

Status: Proposed
Est. Cost (\$ million): 40
First Entry: Mar 2002

Start: Fall 2003
Finish: Spring 2005
Last Update: Mar 2003

Pemberton**Stokke Creek Water Power Project**, Cloudworks Energy Inc.

Ph: (604) 633-9990

Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks). Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003. Design-build tender due out in May 2003.

Status: Proposed
Est. Cost (\$ million): 38
First Entry: Mar 2002

Start: Fall 2003
Finish: Fall 2005
Last Update: Mar 2003

Pitt Meadows**Sawyer's Landing**, Equitas Development Corp. Ph: (604) 879-9940

Proposed development of 420 single- and multi-family homes on the Fraser River at Bonson Rd. and Fraser Industrial Way. Includes 30,000 sq ft of commercial development, a heritage-style main street and a 23-acre waterfront park. Zoning and OCP amendment approved.

Status: Proposed
Est. Cost (\$ million): 30
First Entry: Dec 1999

Start: Summer 2003
Finish: Late 2005
Last Update: Mar 2003

Port Coquitlam**Coast Meridian Overpass** Ph: (604) 927-5411 (Port Coquitlam City)

Port Coquitlam city proposing an overpass crossing the CP Railway.

Status: Proposed
Est. Cost (\$ million): 35
First Entry: Dec 2002

Start: 2004
Finish: 2006
Last Update: Mar 2003

Port Coquitlam**Dominion Triangle Commercial Park**, First Professional Management Inc.

Ph: (604) 448-9112 (Owner's rep)

Proposed development west of the Pitt River between Dominion Street and Loughheed Highway of 600,000 - 900,000 sq ft of commercial and retail space in several buildings.

Status: Proposed
Est. Cost (\$ million): 60
First Entry: Jun 2001

Start: Fall 2003
Finish: Fall 2004
Last Update: Dec 2002

Port Coquitlam**Highway Bypasses**, Port Coquitlam City Ph: (604) 927-5420

A transportation study by the city identified the need for the bypasses as part of a medium and long term strategy to improve the city's transportation network. A proposal included two overpasses in Port Coquitlam, a \$39-million overpass above the CP Rail yard, and a \$9 to 12-million underpass (depending on one or two lanes built) on Shaughnessy St to connect the north and south portions of the city. Awaiting funding decision.

Status: Proposed
Est. Cost (\$ million): 48
First Entry: Sep 1999

Start: Late 2003
Finish: 2007
Last Update: Mar 2003

Port Mellon**Howe Sound Pulp and Paper Electricity Generation Project**,

Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
New generation of 511 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003.

Status: Proposed
Est. Cost (\$ million): 150
First Entry: Dec 2002

Start: ?
Finish: ?
Last Update: Dec 2002

Port Moody**Klahanie Residential**, Polygon Homes Ltd Ph: (604) 877-1131

Proposed 1025 unit development on 27 acres including townhomes and apartments near Rocky Point recreation area. Project will be completed in phases.

Status: Proposed
Est. Cost (\$ million): 225
First Entry: Mar 2003

Start: Summer 2003
Finish: 2010
Last Update: Mar 2003

Powell River**Powell River Condensing Turbine Electricity Generation Project**,

Norske Canada Ph: (604) 654-4000

New generation of 170 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003.

Status: Proposed
Est. Cost (\$ million): 55
First Entry: Dec 2002

Start: ?
Finish: ?
Last Update: Dec 2002

2. Mainland/Southwest

Richmond

BridgePoint Development, Great Canadian Casino Co.

Ph: (604) 276-4000 (Richmond City)
Proposal to convert the vacant BridgePoint market into a 300 slot machine casino, hotel and other entertainment facilities.

Status: Proposed	Start: Summer 2003
Est. Cost (\$ million): 20	Finish: Spring 2004
First Entry: Mar 2003	Last Update: Mar 2003

Richmond

North Shore Marine Terminal, North Fraser Port Authority

Ph: (604) 273-1866
Terminal to service barge traffic on the North arm of the Fraser River at the site of the former Canfor Eburne sawmill on 18 ha near the Arthur Laing bridge. Warehouses (200,000 sq ft) and storage facilities are to be developed. Design and development by North Fraser Terminals Inc. Currently in the design stage and preparing the property.

Status: Proposed	Start: Summer 2003
Est. Cost (\$ million): 30	Finish: Late 2003
First Entry: Mar 2003	Last Update: Mar 2003

Richmond

RAV Rapid Transit to Vancouver Airport, Translink/Province of BC

Ph: (604) 453-4500
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport downtown Vancouver (RAV) along Cambie Street including 18 to 19 stations. The Project Definition phase is completed and public meetings and input were held in March 2003. The line would be in place in time for the Vancouver-Whistler Olympics. Public consultation underway. A decision on the proposed route options is expected by May 2003. Website: ravrapidtransit.com

Status: Proposed	Start: ?
Est. Cost (\$ million): 1700	Finish: 2009
First Entry: Mar 2003	Last Update: Mar 2003

Richmond

Sun Tech Hotel/Commercial Complex,

Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11-acre site at No. 3 Road and Sea Island Way. Approximately one million sq ft of development planned. At 3rd reading in the rezoning approval process. Project will not likely move forward as originally proposed. As at March 2003, a new plan is being considered.

Status: Proposed	Start: Fall 2003
Est. Cost (\$ million): 75	Finish: 2005
First Entry: Sep 1998	Last Update: Mar 2003

Richmond

Richmond Trade & Exhibition Centre, PavCo Ph: (604) 821-5470

Proposed 400,000-sq ft exhibit hall and trade mart. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Road and Westminster Highway. Tourism Richmond, Richmond City Council and staff are working on the project with the developer. Project has been delayed, but may start in 2004.

Status: Proposed	Start: Spring 2004
Est. Cost (\$ million): 63	Finish: Fall 2005
First Entry: Mar 1998	Last Update: Dec 2002

Sechelt

Bear Hydro Project, Regional Power Inc.

Proposed approx 16 MW run of river hydroelectric power project on Bear Creek near Sechelt. Project was selected for BC Hydro's green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed	Start: ?
Est. Cost (\$ million): 15	Finish: ?
First Entry: Mar 2003	Last Update: Mar 2003

Squamish

Ashlu Creek Hydroelectric Project, Ledcor Industries Ltd.

Ph: (604) 681-7500
Proposed 45-MW run-of-river hydroelectric development. The water licence review will require preparation of an Environmental Socioeconomic Report, to be reviewed by agencies/the public. Initiating water licence review. Project was selected for BC Hydro's green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed	Start: Fall 2004
Est. Cost (\$ million): 45	Finish: Fall 2006
First Entry: Dec 2000	Last Update: Dec 2002

Squamish

Upper Mamquam Hydroelectric Project, Canadian Hydro Developers

Ph: (403) 269-9379
Proposed 25-megawatt run-of-river hydroelectric project. Project is completing approvals stage.

Status: Proposed	Start: Summer 2003
Est. Cost (\$ million): 35	Finish: Fall 2005
First Entry: Dec 2000	Last Update: Dec 2002

Squamish

Sea-to-Sky University at Squamish,

Howe Sound Education Foundation Ph: (604) 878-6320
Proposed undergraduate university on a 283-acre site near the Garibaldi Highlands. Requires financing, detailed environmental assessments, and rezoning. Howe Sound Education Foundation had signed a \$2-million conditional purchase agreement with landowner Merrill & Ring for District Lot 512. The sale closed on Mar 31, 2001. Construction slated to start in 2004 for a Sep 2005 opening.

Status: Proposed	Start: Fall 2004
Est. Cost (\$ million): 120	Finish: 2005
First Entry: Sep 2000	Last Update: Mar 2003

Squamish

Garibaldi at Squamish Ski Resort, Garibaldi at Squamish Inc.

Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600-ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2400 dwellings (single and multi-family) and 1500 hotel rooms. Master Plan must be submitted by April 25, 2003 for provincial approval.

Status: Proposed	Start: Summer 2004
Est. Cost (\$ million): 250	Finish: Summer 2008
First Entry: Sep 1997	Last Update: Mar 2003

Squamish

Squamish Port Development, BC Rail Ph: (604) 986-2012
BC Rail is planning a new three-berth port facility in Squamish. In very preliminary planning stages. A land agreement with Squamish Nation was achieved.

Status: Proposed Start: ?
Est. Cost (\$ million): n/a Finish: ?
First Entry: Sep 1997 Last Update: Dec 2002

Squamish to Whistler

Natural Gas Pipeline, Centra Gas British Columbia Ltd.

Ph: (250) 480-4300
Centra Gas plans to construct a 168.3-mm (6-inch) high-pressure natural gas transmission pipeline 60 km from Centra's main transmission line at Squamish to Whistler. Plans for expansion are linked to plans for changes to Highway 99 and Whistler Olympic bid. In discussions with the municipality and DFO.

Status: Proposed Start: ?
Est. Cost (\$ million): 19 Finish: ?
First Entry: Mar 1998 Last Update: Dec 2002

Surrey

Border Infrastructure Project—Highway 10, BC Ministry of Transportation/Government of Canada Ph: (250) 953-4941

A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes \$33 million for an upgrade to Highway 10 to four-lane the segment between 122nd and 172nd Streets. Preliminary planning stage.

Status: Proposed Start: Spring 2004
Est. Cost (\$ million): 42 Finish: Late 2007
First Entry: Mar 2003 Last Update: Mar 2003

Surrey

Campbell Heights Business Park, Kingswood Properties

Ph: (604) 687-1520
Development of a business park near 24th Ave and 192 Street. Applying for city approvals.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): n/a Finish: Early 2004
First Entry: Sep 2002 Last Update: Sep 2002

Surrey

Guildford Park Place Garden Apartments,

Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 2 is 10 four-storey structures totalling 152,000 sq ft. Phase 3 is four 15-storey structures totalling 187,000 sq ft. Architect: Kirkor Architects and Planners. Development planning is underway.

Status: Proposed Start: Jun 2004
Est. Cost (\$ million): n/a Finish: Late 2005
First Entry: Dec 1997 Last Update: Mar 2003

Surrey/Delta

South Fraser Perimeter Road—Gateway Project,

BC Ministry of Transportation Ph: (250) 387-7544
Proposed route for improvements to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, CN Rail Intermodal facilities would involve limited access four-lane, 20-km expressway to link Highway 1 with Tsawassen ferry terminal and the US Border. Construction to take place over 5 years. Planning underway.

Status: Proposed Start: Spring 2005
Est. Cost (\$ million): 300 Finish: Summer 2007
First Entry: Sep 1998 Last Update: Mar 2003

Vancouver

598 Taylor Street Residential Tower Ph: (604) 683-4376 (Architect)
Proposed 26 storey residential tower containing 246 units plus 11 grade entry townhomes. Project was approved by the development permit board in Jan 2003.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 25 Finish: Dec 2004
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Boutique Hotel, Umberto Menghi

Proposed 13 storey, 42 unit luxury hotel at Hornby and Pacific Blvd which would preserve the existing Umberto's Il Giardino restaurant heritage house. In rezoning. Architect: Christopher Bozyk Architecture.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 20 Finish: Spring 2004
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Olympic Bid - Hastings Park, Vancouver OCOG Ph: (604) 408-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating and short track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes.

Status: Proposed Start: Sep 2007
Est. Cost (\$ million): 23 Finish: May 2009
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Olympic Bid - Hillcrest Park Stadium Park, Vancouver OCOG

Ph: (604) 408-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6000 temporary spectator seats during the Olympic games and will be converted after the Olympic games into curling sheets, a hockey arena, gymnasium and community centre.

Status: Proposed Start: Apr 2007
Est. Cost (\$ million): 27 Finish: Aug 2009
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Olympic Bid - E-COMM -Emergency Services and Communications Facility Ph: (604) 408-2010

State of the art facility for coordinating communications and emergency services during the Olympic games.

Status: Proposed Start: May 2008
Est. Cost (\$ million): 41 Finish: May 2009
First Entry: Mar 2003 Last Update: Mar 2003

2. Mainland/Southwest

Vancouver

Olympic Bid - Simon Fraser University Indoor Speed Skating Oval,
Vancouver OCOG Ph: (604) 408-2010
Development of a new long track speed skating oval which can be used after the Olympics for hockey, short track speed skating, and indoor summer sports.

Status: Proposed Start: Jan 2005
Est. Cost (\$ million): 66 Finish: Apr 2007
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Olympic Bid - University of British Columbia Winter Sport Centre,
OCOG Ph: (604) 408-2010
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Two ice sheets would be built, sized for the competitions and later academic and recreation purposes at UBC.

Status: Proposed Start: Aug 2005
Est. Cost (\$ million): 40 Finish: Oct 2007
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Olympic Bid - Vancouver Olympic Village, Vancouver City
Ph: (604) 408-2010
Development of accommodation facilities for 2100 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day to day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process to start Aug 2004 and conclude in Nov 2005. Contract negotiations to conclude in Mar 2006. Phase 1 construction of permanent facilities to be completed by spring 2007.

Status: Proposed Start: Apr 2005
Est. Cost (\$ million): 162 Finish: Sep 2009
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Port of Vancouver Container Expansion Project,
Vancouver Port Authority Ph: (604) 665-9069
The Port of Vancouver will add an extra 360,000 Twentyfoot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity at the Port of Vancouver of 1.97 million TEUs by 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. By 2005, the added capacity at Vanterm and Centerm will create 1,400 new direct jobs. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 535,000 TEUs. Centerm will have its current capacity increased by 260,000 to 600,000 TEUs. Total development costs are estimated to be \$110 million for the two terminals. Construction is slated to begin at Vanterm this summer with expansion at Centerm following later.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 110 Finish: Early 2005
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Residential Development - Wall Financial, Wall Financial Corp.
Ph: (604) 893-7136
Site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft. Proposed tower A is 31 storeys, Tower B is 33 storeys and tower C is 29 storeys. Proposal also includes townhouses and limited commercial space as well as underground parking and 17,000 sq ft of public open space. Phase 1 is Tower A.

Status: Proposed Start: ?
Est. Cost (\$ million): 100 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - Chemical/Bio Engineering (including Clean Energy Research Centre), University of British Columbia Ph: (604) 731-3103
Teaching facilities are to be developed in the new Chemical & Biological Engineering Building. Planning proceeding. Architect: Diamond/Schmitt

Status: Proposed Start: ?
Est. Cost (\$ million): 28 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - Computer Science Bldg, Electrical and Computer Engineering Bldg - UBC, University of British Columbia Ph: (604) 731-3103
New facility for Electrical & Computer Engineering will be located in an addition to the north of the existing McLeod Building, which is the current home of the department. Request for expressions of interest was issued in March 2003.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 22 Finish: Late 2004
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - Earth Sciences Centre, University of British Columbia
Ph: (604) 731-3103
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Architect: Busby Bridger & Associates/ MBT.

Status: Proposed Start: ?
Est. Cost (\$ million): 58 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - Integrated Biodiversity Laboratory,
University of British Columbia Ph: (604) 731-3103
New building to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building.

Status: Proposed Start: ?
Est. Cost (\$ million): 41 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - MDS Nordion, University of British Columbia Ph: (604) 731-3103
Addition to an existing facility on a site that is currently leased to MDS Nordion by UBC and located within the compound at TRIUMF. Current facilities are located in an annex housing two cyclotron accelerators, two production areas, laboratories and office areas. Scope of work includes 22,000 sq.ft. building shell housing offices, labs and a small cyclotron. Architect: PBK Architects/Cochrane Engineering.

Status: Proposed Start: ?
Est. Cost (\$ million): 20 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - Museum of Anthropology, University of British Columbia
Ph: (604) 731-3103
Expansion and enhancement of facilities for research and teaching. Very preliminary.

Status: Proposed Start: ?
Est. Cost (\$ million): 70 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - Student Housing, University of British Columbia
Ph: (604) 731-3103
Student housing development on the Food Sciences site to accommodate 2000 - 2500 graduate and undergraduate students.

Status: Proposed Start: ?
Est. Cost (\$ million): 90 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - University Learning Centre, University of British Columbia
Ph: (604) 731-3103
The Learning Centre will be designed for interactivity, interdisciplinary, internationalization, and information technology. Matching funding being sought.

Status: Proposed Start: ?
Est. Cost (\$ million): 60 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Border Infrastructure Project—Highway 15, BC Ministry of Transportation/Government of Canada Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Highway 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. Preliminary planning stage.

Status: Proposed Start: Summer 2005
Est. Cost (\$ million): 80 Finish: Late 2007
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre, Vancouver Coastal Health Authority/Province of BC
Ph: (604) 875-5623

Public-private partnership to build a centre to coordinate outpatient services, and provide physician practice offices, medical education areas, and related activities to support 580 medical professionals and 600,000 annual patient visits. The centre would replace several older buildings at Oak and W. 12th Ave. Site is rezoned.

Status: Proposed Start: Fall 2004
Est. Cost (\$ million): 90 Finish: Oct 2005
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC Boiler Upgrade Cogeneration Project, University of British Columbia Ph: (604) 822-3131
New generation of 119 gigawatt hours of electricity at the pulp and paper mill using natural gas. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003.

Status: Proposed Start: ?
Est. Cost (\$ million): 40 Finish: ?
First Entry: Dec 2002 Last Update: Dec 2002

Vancouver

UBC Library Expansion, University of British Columbia
Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library, to add 200,000 new sq ft of inside floor space and 46,000 square feet of renovated floor space, fully equipped to support wireless technology both inside and out. Request for expressions of interest issued.

Status: Proposed Start: Late 2003
Est. Cost (\$ million): 60 Finish: 2005
First Entry: Dec 2002 Last Update: Mar 2003

Vancouver

550 Bute Hotel, Apartment and Amenity Building, Amacon Developments Ph: (604) 688-0893 (Architect)
Proposed 40-storeys above and 5-storeys below hotel/apartment tower at 550 Bute St. Awaiting city approvals. Architect: Hewitt Tan Kwasnicky Architects Inc. Preliminary plans approved in development permit board in mid-Feb 2003.

Status: Proposed Start: Jun 2003
Est. Cost (\$ million): 60 Finish: Dec 2004
First Entry: Mar 2002 Last Update: Mar 2003

Vancouver

687 Howe Street Hotel and Residential Complex, Allied Holdings Ltd. Ph: (604) 669-5335
Combined 50 storey hotel/residential tower; 29 floors residential use and 21 floors for a 110 room hotel adjacent to the Hotel Georgia on Howe Street. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 feet). Architect: Bing Thom Architects. Received development permit board approval in Jan 2003.

Status: Proposed Start: Fall 2003
Est. Cost (\$ million): 100 Finish: Fall 2004
First Entry: Mar 2002 Last Update: Mar 2003

2. Mainland/Southwest

Vancouver

499 Drake Residential Tower, Brook Development Planning Inc.

Ph: (604) 731-9053

Proposed 76 units in a 26-storey-above and 3-storey-below residential tower. Received preliminary approval from development permit board in early 2002 and is undertaking changes.

Status: Proposed
Est. Cost (\$ million): n/a
First Entry: Dec 2001

Start: Summer 2004
Finish: Summer 2004
Last Update: Dec 2002

Vancouver

955 Burrard Street Residential Tower Ph: (604) 669-7710 (Architect)

Proposed development of a 37-storey residential tower. Architect: Davidson Yuen Simpson Architects.

Status: Proposed
Est. Cost (\$ million): n/a
First Entry: Dec 2001

Start: ?
Finish: ?
Last Update: Dec 2002

Vancouver

Amtrak Rail Improvements, Amtrak Ph: (800) 872-7245

Addition of a second train from Seattle to Vancouver to accommodate passenger demand. Will require upgrades to track and additional sidings on the Canadian portion. Upgrades and additional sidings have been completed from Seattle to Bellingham. Very preliminary.

Status: Proposed
Est. Cost (\$ million): 20
First Entry: Sep 2001

Start: ?
Finish: ?
Last Update: Dec 2002

Vancouver

Costco/Residential Development, Concord Pacific Ph: (604) 681-8882

Proposed development of a 147,000-sq ft Costco store and four residential towers with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with business, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Local concerns are being addressed.

Status: Proposed
Est. Cost (\$ million): 200
First Entry: Jun 2001

Start: ?
Finish: ?
Last Update: Mar 2003

Vancouver

Convention Centre Hotel,

Marathon Developments Inc. Ph: (604) 683-1024

800-room hotel proposal linked to but separate from the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000-sq ft hotel received rezoning in early 2002. Meeting rooms will be 45,000 sq ft and a 15,000 sq ft ballroom. Architect: Baker McGarva Hart Inc. Hotel would be part of the Burrard Landing area of Coal Harbour. Hotel is proceeding to development permit approvals, but will likely start construction when the proposed convention centre receives approvals.

Status: Proposed
Est. Cost (\$ million): n/a
First Entry: Mar 2001

Start: ?
Finish: ?
Last Update: Dec 2002

Vancouver

Vancouver Trade and Convention Centre, Vancouver Convention

Centre Expansion Project Ltd. Ph: (604) 647-7203

Proposal for a new trade and convention centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens. (250,000-sq ft exhibition hall, 83,000-sq ft meeting room, 50,000-sq ft ballroom 12,000-sq ft signature room and a 1500-seat (24,000 sq-ft lecture hall). Funding in place. Call for proposals for construction expected by summer 2003.

Status: Proposed
Est. Cost (\$ million): 495
First Entry: Mar 2000

Start: Early 2004
Finish: Summer 2008
Last Update: Mar 2003

Vancouver

Tech-Park (False Creek Flats Lands),

Schroeder Properties/ING Realty Partners Ph: (604) 685-3207

Proposal for a phased development on 17 acres of land at False Creek Flats at Station and National Streets has been cancelled. Schroeder Properties have relinquished ownership of Tech-Park.com to ING Realty Partners.

Status: Proposed
Est. Cost (\$ million): 500
First Entry: Sep 1999

Start: Mar 2004
Finish: 2007
Last Update: Mar 2003

Vancouver

Vancouver General Hospital Medical Technology Park,

Vancouver Hospital and Sciences Centre Ph: (604) 875-5628

Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Avenues. Project has been passed by Health Board. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years.

Status: Proposed
Est. Cost (\$ million): 140
First Entry: Sep 1999

Start: Late 2003
Finish: 2019
Last Update: Sep 2002

Vancouver

Bentall V Project,

Bentall Development Inc./OMERS Realty Corp. Ph: (604) 661-5000

Bentall V 33-storey office-hotel tower of approximately 630,000 sq ft, with retail/service amenities at street level and expansion of underground parking capacity at 550 Burrard Street. Phase 1: 22-storey office tower with ground floor retail/office and 7 storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza started in Mar 2001 and completed late 2002. Phase 2, the subject of a future development application, will be for the remaining 11 storeys of the tower, the retail pavilion, and a permanent plaza. Construction to start in Fall 2003. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost (\$ million): 50
First Entry: Dec 1997

Start: Fall 2003
Finish: Late 2004
Last Update: Mar 2003

Vancouver**International Village Stage 2,**

Henderson Development Ph: (604) 689-8898

Second stage of International Village development at the northern end of the former Expo site, just west of Chinatown bound by Pender, Keefer, Abbot and Taylor streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court and several restaurants and a 23-storey tower which is complete. Two other high rises of 30 and 32 storeys are planned in southeast quadrant of site (Lot F).

Status: Proposed
Est. Cost (\$ million): 400
First Entry: Dec 1997

Start: Late 2003
Finish: 2005
Last Update: Mar 2003

Vancouver**Woodward's Building Redevelopment,**

City of Vancouver Ph: (604) 439-4715

Proposed development plan to convert the department store at 101 W Hastings previously owned by Woodward's. Total floor area is 656,000 sq ft. Property owned by the province of BC was sold to the City of Vancouver in March 2003. Public forums will be held to decide on the best use. A proposal for the new project will be presented to the public in Spring/Summer 2003.

Status: Proposed
Est. Cost (\$ million): 60
First Entry: Dec 1997

Start: Summer 2004
Finish: Summer 2006
Last Update: Mar 2003

Vancouver To Callaghan Valley**Sea-to-Sky Highway Upgrading - Olympic Bid,**

BC Ministry of Transportation Ph: (604) 609-3886

Proposed new major upgrades to Highway 99 are planned as part of the 2010 Olympic Bid program of improvements (see separate entry for ongoing improvements). The current proposal is to widen the highway at various points with three and four lanes. Public forums are being held and local governments are being consulted as part of design process.

Status: Proposed
Est. Cost (\$ million): 600
First Entry: Mar 2003

Start: Spring 2004
Finish: 2008
Last Update: Mar 2003

West Vancouver**Deer Ridge West Residential Towers,**

Concert Properties Ltd. Ph: (604) 602-3713

Proposed three 13 storey residential towers to be built on above the Upper Levels Highway. Official Community Plan was amended in July 2002. Building permits have been submitted for construction of first tower. Site clearing commenced.

Status: Proposed
Est. Cost (\$ million): n/a
First Entry: Sep 2002

Start: Apr 2003
Finish: Fall 2003
Last Update: Mar 2003

West Vancouver**The Village at Park Royal, Larco Group Ph: (604) 727-8203**

Proposed 225,000 sq ft redevelopment of the west lands on the south side of Park Royal Mall. Units will range from 500 to 30,000 sq ft and will house two anchor tenants - grocery store (Whole Foods) and Home Depot Design Place, and restaurants, fashion and lifestyle retailers. Working drawings and contract tendering expected in June 2003. Demolition underway in Mar 2003. Website: shopparkroyal.com

Status: Proposed
Est. Cost (\$ million): 30
First Entry: Sep 2001

Start: July 2003
Finish: Aug 2004
Last Update: Mar 2003

West Vancouver**Park Royal Shopping Centre Expansion,**

Larco Investments Ltd. Ph: (604) 925-2700

Addition of 250,000 sq ft to the Park Royal Shopping Centre including demolition of some portions of the mall and replacement with 8 retail buildings. Architects: F&A Architects and Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost (\$ million): 30
First Entry: Sep 1997

Start: Apr 2003
Finish: Spring 2004
Last Update: Mar 2003

Whistler**Four Seasons Private Residences - Discovery Centre,**

Intrawest Properties Ltd. Ph: (604) 669-9777

Proposed 37 strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort and to be managed by Four Seasons. All approvals in place.

Status: Proposed
Est. Cost (\$ million): 40
First Entry: Mar 2003

Start: May 2003
Finish: Late 2004
Last Update: Mar 2003

Whistler**Olympic Bid - Whistler Creekside Resort Modifications,**

Intrawest Ph: (604) 408-2010

Run modifications and spectator facilities to accommodate Alpine Downhill, Super-G, and Combined Downhill and Paralympic Alpine events.

Status: Proposed
Est. Cost (\$ million): 16
First Entry: Mar 2003

Start: Jun 2005
Finish: Nov 2007
Last Update: Mar 2003

Whistler**Olympic Bid - Whistler Nordic Centre,**

Vancouver OCOG Ph: (604) 408-2010

Development of approximately 50 km of new trails and facilities for biathlon, cross country, Nordic combined, ski jumping with 60 m and 90 m high jumps, and Paralympic Nordic events, to be maintained after the games for public and athlete training use.

Status: Proposed
Est. Cost (\$ million): 98
First Entry: Mar 2003

Start: Apr 2005
Finish: Jun 2007
Last Update: Mar 2003

Whistler**Olympic Bid - Whistler Sliding Centre,**

Vancouver OCOG Ph: (604) 408-2010

New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain, to be converted after the games for public use and for athlete training.

Status: Proposed
Est. Cost (\$ million): 53
First Entry: Mar 2003

Start: Mar 2005
Finish: May 2007
Last Update: Mar 2003

2. Mainland/Southwest

Whistler

Olympic Bid - Whistler/Callaghan Valley Olympic Village,

Vancouver OCOG Ph: (604) 408-2010

Development of accommodation facilities for 2000 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day to day living requirements. Approximately 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an Athlete training and accommodation centre. Design development process to conclude in spring 2006. Contract negotiations to conclude in spring 2007.

Status: Proposed
Est. Cost (\$ million): 95
First Entry: Mar 2003

Start: Apr 2007
Finish: Late 2009
Last Update: Mar 2003

Whistler - 100 km north

Bralorne Gold Mine, Avino Mines & Resources Ltd. Ph: (604) 682-3701
Reactivation of Bralorne mine at 450 tonnes per day. Current reserves indicate a mine life of about 5 years. 530 person-months in construction; 157 employees when operational. Project may go forward in 2003 as financing has been arranged. Some site exploration done in Fall 2002. Website: www.bralorne.com

Status: Proposed
Est. Cost (\$ million): 27
First Entry: Sep 1997

Start: Summer 2003
Finish: ?
Last Update: Mar 2003

STATUS: ON HOLD

Abbotsford

Mt. Lehman Road Interchange Upgrade,

BC Ministry of Transportation Ph: (250) 824-2700

Additions of a new four-lane overpass connecting Fraser Highway with Old Yale Road and replacement of the existing two-lane overpass at Mt Lehman Road. Also includes rebuilding the Mt Lehman/Fraser Highway intersection to accommodate four lanes with left-turn bays in all directions. Project on hold while reviews are conducted.

Status: On hold
Est. Cost (\$ million): 22
First Entry: Jun 2000

Start: ?
Finish: ?
Last Update: Sep 2002

Burnaby

Burnaby Office & High Tech Complex Ph: (604) 687-2990 (Architect)

Proposed office and high tech complex (approx 695,000 sq ft) at 8335 Eastlake Drive to be developed in phases. Project has applied for rezoning. Architect: Musson Cattell Mackey Partnership. Project is on hold indefinitely.

Status: On hold
Est. Cost (\$ million): 50
First Entry: Sep 2001

Start: ?
Finish: ?
Last Update: Jun 2002

Burnaby

PMC-Sierra Office, PMC-Sierra Inc.

Development of 9 structures of approx 1,000,000 sq ft of high-tech office space on a six-acre site at 3100 Production Way in Lake City. Phase 1: 4 buildings approximately 600,000 sq ft. On hold indefinitely.

Status: On hold
Est. Cost (\$ million): 30
First Entry: Dec 2000

Start: ?
Finish: ?
Last Update: Sep 2002

Burnaby

Electronic Arts Canada Headquarters Phase 2,

Electronic Arts Canada Ph: (604) 687-2990 (Architect)

Phase 2: Addition of a 4-storey above and 4 below grade of 170,000 sq ft with parking for 580 cars will be headquarters for the software games development studio located at Gilmore and Sanderson. The new four-storey building will be connected to the existing headquarters building that was completed in spring 1999. Project will be a total of 695,000 sq ft approximately of office and high tech complexes developed in phases. Architect: Musson Cattell Mackey Partnership. Project is on hold indefinitely.

Status: On hold
Est. Cost (\$ million): n/a
First Entry: Mar 2000

Start: ?
Finish: ?
Last Update: Jun 2002

Burnaby

Halifax Street Apartment Towers,

Onni Developments Ph: (604) 299-3674

Proposed 24-storey apartment tower with 171 units and 12 two-storey townhouses containing approx 310,000 sq ft and parking at 4132, 4150 and 4196 Halifax Street. Demolition of warehouses is complete. Daycare centre is complete. Project is on hold indefinitely. Architect: Lawrence Doyle Architects.

Status: On hold
Est. Cost (\$ million): n/a
First Entry: Dec 1997

Start: ?
Finish: ?
Last Update: Mar 2003

Coquitlam

Glen Drive Residential/Commercial Development,

Pacific Glen Joint Ventures Ph: (604) 291-2660

A 20-storey, 230,000-sq ft, high-density residential complex with four-storey, 10,500-sq ft commercial space at 2957 Glen Drive. Architect and Owner's Representative: Chris Dikeakos Architect Inc. Two structures completed. Third structure and tower on hold.

Status: On hold
Est. Cost (\$ million): n/a
First Entry: Dec 1997

Start: Jun 2005
Finish: Summer 2006
Last Update: Mar 2003

Coquitlam

Henderson Civic Centre,

Henderson Development (Canada) Ltd. Ph: (604) 669-8898

Multi-phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr includes residential towers, office building, hotel, and retail component. Phase 1 consists of 21-storey condominium tower (the Centura) completed fall 1998. Phases 2 and 3 comprise two condominium towers each 21-storeys above and 1-storey below each with 141-units of residential space with commercial space on ground floor. Phase 4: 2 levels of commercial space. Phase 5: 2 levels of office space. Phases 3 to 5 of project currently on hold until market conditions improve. Project Architect: Kirkor Architects & Planners.

Status: On hold
Est. Cost (\$ million): 300
First Entry: Dec 1997

Start: 1995
Finish: ?
Last Update: Mar 2003

Langley**Thunderbird Entertainment Complex,**

Pan West Developments Ph: (604) 687-3390 (Architect)
Entertainment/retail/restaurant complex between 9050 & 9100-200th St. Total of 333,000-sq ft building area includes 19-theatre Famous Players theatre complex, including an IMAX theatre, bowling centre, restaurants, and stores. Architect: Chandler Associates Architecture Inc. Phase 1 theatres completed in May 1999. All other phases on hold indefinitely.

Status: On hold Start: Aug 1998
Est. Cost (\$ million): n/a Finish: ?
First Entry: Jun 1998 Last Update: Mar 2003

North Vancouver**Villages of Northlands,**

Canada Mortgage and Housing Corporation Ph: (604) 666-1482
Proposal for 326 townhouses, 147 low-rise apartments and family lots on a 111-acre site. Rezoning would be required. Site is part of Official Community Plan review completed in Dec 2001 submitted to city council for approval. It is likely that the proposal will change once the community plan is adopted. Project on hold until community plan is adopted and reviewed by the developers.

Status: On hold Start: ?
Est. Cost (\$ million): 25 Finish: ?
First Entry: Sep 1997 Last Update: Mar 2003

Pitt Meadows

Swan-e-set Bay Resort, Intrawest Properties Ltd. Ph: (604) 660-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/equestrian centre on 51 ha in Pitt Polder area, part of the 360-ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold Start: ?
Est. Cost (\$ million): 150 Finish: ?
First Entry: Sep 1997 Last Update: Mar 2003

Port Mellon

LNG Peak Shaving Project, Duke Energy Inc. Ph: (604) 691-5500
Three-billion cu ft natural gas liquefaction and storage facility on the Vancouver Island Gas pipeline. Located on a 24-ha site in the McNab Creek Valley, the plant will include refrigeration, storage and containment structures, and staff accommodation buildings. Received Environmental Assessment Act Project Approval Certificate. Project on hold however the province's energy policy may enhance the opportunity for development of this project.

Status: On hold Start: 2006
Est. Cost (\$ million): 130 Finish: 2009
First Entry: Dec 1997 Last Update: Mar 2003

Port Moody

Suter Brook Development, Concert Properties Ltd. Ph: (604) 688-9480
Proposed development on a 22-acre site containing 1000 dwellings in 13 lowrise and 3 highrise the largest of which would be 20 stories for a total of about 1,000,000 sq ft and 3,300 sq m of office space at loco Road and Murray St. Architect: Graham F. Crockett Architect Inc. Property is rezoned. Project is on hold indefinitely.

Status: On hold Start: ?
Est. Cost (\$ million): 15 Finish: ?
First Entry: Sep 1997 Last Update: Mar 2003

Richmond**Richmond Hospital Expansion,**

Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. \$40-million funding requested for proposed Phase 3 replacement of five-storey north tower. Waiting for approval to proceed with planning. Architect: Wensley Spotswood Architectural Group. Project is not likely to be active until late 2004.

Status: On hold Start: ?
Est. Cost (\$ million): 76 Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

Squamish**Sea-to-Sky Highway Condominiums/Commercial**

Ph: (604) 892-5217 (District of Squamish)
Four- or five-phase development on the Sea to Sky Highway near Squamish. To include 110 condo units with commercial at ground level; approx 150,000 sq ft on 14 acres. Rezoning approved. Start and finish dates are for Phase 1: up to 70,000 sq ft commercial development as well as Royal Canadian Legion building. Canadian Tire store in phase 1 is completed and construction on Legion began May 2002. The balance of phase 1 (38,000 sq ft) will be developed as commercial and retail space and includes a cinema. Property has been sold and no new proposal has been submitted.

Status: On hold Start: Summer 2001
Est. Cost (\$ million): 30 Finish: ?
First Entry: Sep 1999 Last Update: Mar 2003

Surrey**152nd Street High School,**

Roman Catholic Archdiocese Ph: (604) 683-0281
New school on a 14-acre site at 3690-152nd Street to accommodate 600 high school (grades eight to 12) students. Very preliminary.

Status: On hold Start: ?
Est. Cost (\$ million): n/a Finish: ?
First Entry: Jun 2000 Last Update: Mar 2003

Surrey**Hotel/Commercial and Residential Development,**

Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6700 sq m), commercial complex (6400 sq m) and residential units (70 - 72) to be built in three phases at 176 St and 2nd Ave. Initial approval by Surrey rescinded. Project is on hold.

Status: On hold Start: 2003
Est. Cost (\$ million): n/a Finish: 2004
First Entry: Jun 2000 Last Update: Mar 2003

Surrey**Guildford Business Park,** Bentall Corporation Ph: (604) 640-5881

Proposed 18-acre business park at 10231 154th Street to include 450,000 sq ft of office space in five buildings. In advanced planning stages Phase 1: Building B: 3-storey 90,120 sq ft office building is at working drawings stage. Building A: 3-storey 108,045 sq ft office building is at design development stage. Building C: 3-storey 90,120 sq ft office building is at design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects.

Status: On hold Start: ?
Est. Cost (\$ million): n/a Finish: ?
First Entry: Sep 1998 Last Update: Mar 2003

2. Mainland/Southwest

Surrey

Cartier Place Condominium Towers,

Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975-101A Ave. and 14970-101A Ave. Plans for 18, 20 and 22 storeys above-grade. Approximately 40,000 sq. m. total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project on hold indefinitely.

Status: On hold Start: ?
Est. Cost (\$ million): n/a Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

Vancouver

1177 West Pender Office and Retail Development,

Wicklow West Ph: (604) 687-2990 (Architect)
Proposed 18-storey office tower at 1177 West Pender. Building permit issued. Architect: Musson Cattell Mackey Partnership. Project on hold indefinitely.

Status: On hold Start: ?
Est. Cost (\$ million): n/a Finish: ?
First Entry: Mar 1999 Last Update: Sep 2002

Vancouver

1155 West Georgia Office/Retail Tower,

Cadillac Fairview Ph: (416) 598-8200
Proposed 26-storey tower containing 489,000 sq ft at 1155 West Georgia St (Georgia and Thurlow). Architect: Musson Cattell Mackey. Project on hold indefinitely.

Status: On hold Start: ?
Est. Cost (\$ million): n/a Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

Vancouver

Comox Hospital Wing Replacement,

St Paul's Hospital Ph: (604) 806-8536
Plans for Phase 3A are replacement of current emergency department and expansion of inpatient psychiatry beds from 28 to 55. Plan has been approved by Vancouver/Richmond Health Board and submitted to the Ministry of Health. Project is on hold while awaiting government approval. But because of the age of the building there is a high probability of renovation at some time in the future.

Status: On hold Start: ?
Est. Cost (\$ million): 49 Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

Vancouver

False Creek North Hotel,

Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000-sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457 rooms, restaurants, convention space. Architects: Architectura. Zoning received. Project on hold.

Status: On hold Start: ?
Est. Cost (\$ million): 60 Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

West Vancouver

Park Royal Hotel, Holubsky Family and Marie Corsi

Ph: (604) 925-7058 (District of North Vancouver)
Proposed redevelopment of hotel to triple the number of rooms. "Step-up" design with outer sections two storeys high and rising in increments to five storeys. Applied to district for permits; did not receive council approval for increased density and easing of height restrictions. The proposal is being re-examined.

Status: On hold Start: ?
Est. Cost (\$ million): 30 Finish: ?
First Entry: Mar 2001 Last Update: Mar 2003

Whistler

Whistler Hyatt Hotel Ph: (604) 281-8500

Proposal for nine-storey, 320,000-sq ft hotel on 10 acres on Northlands Blvd. To include 400 rooms, 225 studios, and 200 one-bedroom suites, plus meeting rooms, spa, and convention facilities. Project is on hold indefinitely. As of September 2002 Park Georgia has sold property and new owners have not submitted plans for project.

Status: On hold Start: ?
Est. Cost (\$ million): 100 Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED

Abbotsford

Regional Health Centre - Matsqui Correctional Centre,

Correctional Services Canada Ph: (604) 526-2764 (CJP Architects)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Architect: CJP Architects. Construction contractor: Bird Construction.

Status: Construction started Start: Jan 2001
Est. Cost (\$ million): 50 Finish: 2005
First Entry: Jun 1998 Last Update: Mar 2003

Burnaby

The Presidia Residential Development,

Bosa Ventures Ph: (604) 688-2672
Proposed 30 storey highrise and nine townhouses including 151 units at 5145 Kathleen Ave. Construction started March 2003 for completion and of 2004. Website: www.bosaventures.com

Status: Construction started Start: Early 2003
Est. Cost (\$ million): 30 Finish: Dec 2004
First Entry: Dec 2002 Last Update: Mar 2003

Burnaby

Madison Centre, Appia Developments Ltd. Ph: (604) 294-2742

300,000-sq ft development and 1300 parking spaces at Lougheed Highway and Halifax Street to include three towers with approximately 450 residential units. Phase 1 (East tower) completed. Phase 2 (West Tower) 25-storey tower on Buchanan Street completed summer 2002. Phase 3: residential tower complete. Phase 4 complete. Phase 5 is under construction. Project includes 70,000 sq ft of multi-level commercial space and a 6-storey office building. Architect: Lawrence Doyle Architect Inc.

Status: Construction started Start: Late 1999
Est. Cost (\$ million): 90 Finish: 2004
First Entry: Mar 1999 Last Update: Mar 2003

Burnaby**Discovery Place Advanced Technology Research Centre,**

Discovery Parks Inc. Ph: (604) 734-7275
High-technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed. Three buildings (two completed) provide rental space for technology start up companies with links to UBC research. The third building Technology Enterprise Facility (TEF) III building (\$21 million), as yet unnamed, is scheduled for completion in May 2003. There will also be a TEF Parkade to provide 170 parking spaces in a 2 storey structure. Architect for TEF III: Chernoff Thompson.

Status: Construction started Start: Summer 1999
Est. Cost (\$ million): 90 Finish: Summer 2005
First Entry: Dec 1997 Last Update: Mar 2003

Burnaby**Skytrain Expansions, Translink Ph: (604) 453-4500**

Expansions of the Skytrain light rapid transit line. A new 21-km line is completed which links New Westminster, Columbia Station, Lougheed and Brentwood Malls in Burnaby, and Vancouver Community College with 12 stations. Phase 2: Lougheed Town Centre to Port Moody to Coquitlam Centre is in the planning stages and slated to be finished in 2005. Other possible lines could be west from Vancouver Community College and possibly a line to Vancouver International Airport and Richmond (see separate entry). Vancouver City Council voted to approve a \$579-million line including a rapid bus system from Commercial Drive to Granville, to be completed by 2006. Website: www.translink.bc.ca

Status: Construction started Start: Oct 1999
Est. Cost (\$ million): 1500 Finish: 2006
First Entry: Dec 1997 Last Update: Mar 2003

Burnaby**City-in-the-Park Towers,**

Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 & 7268 Station Hill Drive includes seven towers of which five are complete. The next tower (21 storeys, 127,740 sq ft) will likely start construction in spring/summer 2003, the final tower may be started by late 2003. Architect: Lawrence Doyle Architect Inc.

Status: Construction started Start: 1997
Est. Cost (\$ million): 350 Finish: 2005
First Entry: Sep 1997 Last Update: Mar 2003

Chilliwack**The Village, Rempel Development Group**

Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. The project includes 96 single family units, 243, townhouse units, 300 apartment units and 330 congregate care units. Of the 330 units a maximum of 80 apartment/studio-loft units are proposed to be constructed on the third storey above two storeys of commercial use in the town centre. The commercial area is 14,000 sq m. 40 single family homes currently being built. 19 of the 90 townhomes are currently being built.

Status: Construction started Start: Summer 2002
Est. Cost (\$ million): 20 Finish: Summer 2007
First Entry: Sep 2000 Last Update: Mar 2003

Chilliwack**Chilliwack Family Leisure Centre, Chilliwack Economic Partners Corp./**

RQ Properties Ltd. Ph: (604) 792-9311
The City of Chilliwack is constructing the Leisure Centre in phases, proceeding initially with an aquatic centre, including family leisure pool, lap pool, therapeutic pool and fitness centre (completed August 2002). Planning is underway for a multiplex arena with a capacity of 2500 people that can be expanded in future to seat 6500 people, a second ice sheet with a seating capacity of 300 people. The multiplex will also contain other developments such as retail, restaurant and commercial facilities. The City has selected Chiefs Development Group as the preferred proponent for the multiplex, construction will start by summer 2003.

Status: Construction started Start: Spring 2001
Est. Cost (\$ million): 40 Finish: Fall 2004
First Entry: Jun 1999 Last Update: Mar 2003

Chilliwack**Chilliwack Business Estates, Chilliwack Economic Partners Corp.**

Ph: (604) 792-9311
Site adjacent to Highway 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing & distribution, and office buildings. Final phases may include hotel, convention centre and retail spaces. 56-acre Phase 1 construction completed with \$15-million, 75,000-sq ft laboratory and manufacturing centre on 10.5-acre site. Soprema Roofing Products has completed construction to expand their storage area doubling the size of their existing facility. Oak West has completed 100,000-sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5000-sq ft commercial facility. A-One Machinery will be constructing a 3500 sq ft facility. Convention centre will involve retail space and condominium development at a cost of \$30 million should it go ahead. Website: www.chilliwackpartners.com

Status: Construction started Start: Oct 1998
Est. Cost (\$ million): 50 Finish: 2018
First Entry: Sep 1996 Last Update: Dec 2002

Coquitlam**1335 Pinetree Way Residential Development,**

Polygon Homes Ltd. Ph: (604) 877-1131
Proposed development of 650 units in townhouses and 4-storey apartment buildings to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1, 115 units in two storey 4 storey buildings is under construction.

Status: Construction started Start: Summer 2002
Est. Cost (\$ million): 40 Finish: Summer 2005
First Entry: Dec 2001 Last Update: Mar 2003

Coquitlam**Coquitlam Centre Mall Expansion, Morguard Investments Ltd.**

Ph: (604) 681-9474
Approx 250,000-sq ft expansion includes new parking deck and a renovation of 134,000 sq ft of Coquitlam Centre mall at 2629 Barnet Ave. To include four large-format stores, 50 smaller retail stores, and a food court. Main buildings completed with retrofit of old Eaton's building starting construction in Apr 2003. Lower level to be leased to London Drugs and many small retail businesses. Upper level to be leased to 2 large retail stores, 25,000 sq ft each. Architect: Architecture Planning. General contractor: Stuart Olson Construction Inc.

Status: Construction started Start: Spring 2000
Est. Cost (\$ million): n/a Finish: Summer 2003
First Entry: Mar 1999 Last Update: Mar 2003

2. Mainland/Southwest

Horseshoe Bay

Horseshoe Bay Ferry Terminal Improvements,

BC Ferries Corporation Ph: (250) 381-1401
Improvements include relocation of 0.5 km of roadway and removal of Argyle overpass. Phase 1: Construction commenced Jan 2001 with re-location of the toll booths further uphill. Other improvements will include expanded terminal holding compound and parkade, a facility for maintenance staff, and an office for administration and foot-passenger tickets. New overhead walkway completed in May 2002. A 460-vehicle, three level parkade was completed in Nov 2002. The terminal maintenance building will be completed in Spring 2003.

Status: Construction started	Start: Spring 2001
Est. Cost (\$ million): 30	Finish: Spring 2003
First Entry: Dec 1999	Last Update: Mar 2003

Langley

Willowbrook Residential Development,

Polygon Homes Ltd. Ph: (604) 877-1131
3 Developments around 68th and 69th Ave and 208th and 202nd Street. The Amberly, 186 townhomes, has 4 phases: phases 2 and 3 are under construction. The Sleepchase, 88 townhomes, is under construction. The third development is in the approval stages and will have 130 homes. Architect: Ramsey Worden Architects.

Status: Construction started	Start: Summer 2002
Est. Cost (\$ million): n/a	Finish: Late 2003
First Entry: Sep 1998	Last Update: Mar 2003

Langley

200th Street Highway Interchange,

BC Ministry of Transportation Ph: (604) 795-6201
Under partnership arrangement with Langley and developer SA Blacktop, interchange to be built at 200th Street and Highway 1. SA Blacktop planning to make substantial investments in commercial facilities that will also create significant employment opportunities.

Status: Construction started	Start: Summer 2002
Est. Cost (\$ million): 25	Finish: Apr 2003
First Entry: Sep 1997	Last Update: Mar 2003

Lane Bay to Squamish

Sea-to-Sky Highway Upgrading,

BC Ministry of Transportation Ph: (604) 609-3886
Ongoing upgrades to the Sea-to-Sky highway are underway, e.g. 21 km of paving were completed in summer 2002 and 7 km from Cullen Creek to Cheakamus Canyon is being expanded to three lanes and being resurfaced starting in late Apr 2003. See the Olympic Bid - Sea-to-Sky Highway Upgrades (separate entry) for new major upgrade proposals.

Status: Construction started	Start: Jun 2001
Est. Cost (\$ million): 150	Finish: Jun 2005
First Entry: Dec 1997	Last Update: Mar 2003

Maple Ridge

Maple Ridge Town Centre Redevelopment, Maple Ridge

District/Voth Brothers Developments Ltd. Ph: (604) 463-5221
Development of 3.2-ha site at 11985 Maney Place to include 150-room hotel, 500-seat performing arts centre, library and office tower, municipal hall and leisure centre. Phase 1 (100,000 sq ft, office tower and library) construction completed Feb 2001. Underground parkade construction of Phase 1 (250 spaces) complete and Phase 2 (500 spaces) complete. Phase 2: Expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre (150,000 sq ft, 500 seats) is substantially complete and occupied. Phase 4: Hotel construction date to be announced.

Status: Construction started	Start: Jan 2000
Est. Cost (\$ million): 90	Finish: Jan 2004
First Entry: Sep 1998	Last Update: Mar 2003

Mission

The Junction Shopping Centre,

Rascan Property Services Ph: (604) 685-3207
282,000-sq ft shopping centre on 36-acre site at 32555 London Ave referred to as Phase 1 is complete and includes 158,000 sq ft of retail, service and restaurant space anchored by a 60,000-sq ft Save-On Foods store. Phase 2 includes a SilverCity 12-screen movie theatre (opened May 2000) and a 20,000-sq ft London Drugs store (opened Nov 1999). Other plans for Phase 2 include a big box retailer; a conditional agreement for a 45,000-sq ft store has been reached. Canadian Tire purchased and will develop a 48,000-sq ft store on 4.87 acres of Phase 2. No date for start of Canadian Tire store.

Status: Construction started	Start: Early 2001
Est. Cost (\$ million): 70	Finish: Fall 2003
First Entry: Sep 1997	Last Update: Mar 2003

New Westminster

Rialto Court, Aragon Group Ph: (604) 732-6170

Two residential high rise towers are planned at 1500 Kayside Drive. The first, a 238 unit high rise condominium tower, started construction in March 2003. The second tower is to be built based on market conditions.

Status: Construction started	Start: Mar 2003
Est. Cost (\$ million): 45	Finish: Mar 2005
First Entry: Mar 2003	Last Update: Mar 2003

New Westminster

Port Royal Planned Community,

Aragon Development Corp. Ph: (604) 732-6170
Planned village for 2000 residents on the eastern section of Lulu Island on a 65-acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. Architect: Ramsey Worden Architects Ltd. Will be a phased development over six to seven years. Construction starting on 98 single family homes in spring/summer 2003.

Status: Construction started	Start: 1997
Est. Cost (\$ million): 200	Finish: 2004
First Entry: Sep 1997	Last Update: Mar 2003

North Vancouver**Harbourside Business Park,**

Concord Properties Ltd. Ph: (604) 688-9400
Project includes an auto mall of 13 tenants, a light industrial business park, and a hotel and shopping area on 27 hectares of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1: two buildings of approx. 35,000 sq ft are completed (Van Electric Box and Suntech Optics). Phase 2: Hotel and retail development to be developed in future Harbourside Centre Phases 1 and 2 completed in October 2001 are presently leasing. Dockside Business Centre is completed. Harbourside Corporate Estates opened September 2001. Waterfront Office to be occupied by Summer 2002. The marina to be developed in future. A private high school (Bodwell International High School) approx 62,000-sq ft for 250 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms is under construction. The school will cost \$5.5 million and is expected to be completed by May 2003.

Status: Construction started Start: Spring 2000
Est. Cost (\$ million): 110 Finish: 2005
First Entry: Jun 1998 Last Update: Dec 2002

North Vancouver**Lower Lansdale Development Plan,**

North Vancouver City Ph: (604) 985-7761
Proposed six-block development area (owned mostly by the North Vancouver City) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third Street, St George's Avenue, Chesterfield Avenue and Esplanade. West View homes a 12-storey high rise apartment building on Site 4 is complete and a four-storey wood frame apartment building for Site 6 is complete. Fairmont Pacific are the developers of Sites 5A & B. Site 5 plans to include two 120-foot towers with a total of 268 apartment units called El Paseo with some townhouses on 1st Street are under construction. A 34,000 sq ft multi-purpose community centre with facilities for seniors and youth to be built for the city by developer. There will also be 20,000 sq ft of retail space aside from the IGA which will be a 20,000 sq ft grocery store on Site 5. Paul Merrick is the architect for Site 5.

Status: Construction started Start: Summer 1999
Est. Cost (\$ million): 140 Finish: 2010
First Entry: Mar 1998 Last Update: Sep 2002

Pemberton**Rutherford Creek Water Power Project,**

Rutherford Creek Power Ltd. Ph: (604) 635-0980
Proposed 45+ megawatt run-of-river electricity project six km south of Pemberton on Hwy 88.

Status: Construction started Start: Sep 2002
Est. Cost (\$ million): 70 Finish: Summer 2003
First Entry: Jun 2000 Last Update: Mar 2003

Pemberton**Miller Creek Power Project,**

Miller Creek Power Limited Ph: (705) 412-3371
Proposed approx. 25 MW run-of-river hydroelectric facility five km north of Pemberton on Miller Creek will provide approximately 100 GWh of electricity to meet needs of 10,000 residential customers per year. The project includes a penstock, two water intakes, a 2.5-km power line, small powerhouse, and road access. General contractor: Western Versatile. First, smaller turbine is in operation, and the larger turbine will be in operation in April 2003.

Status: Construction started Start: May 2001
Est. Cost (\$ million): 29 Finish: Spring 2003
First Entry: Sep 1998 Last Update: Mar 2003

Pitt Meadows**CP Business Park,**

Canadian Pacific Ph: (604) 625-5434 (Pitt Meadows)
100-acre business park to be built on former CP Rail land in 2-3 phases. Phase 1 proposal is for a 250,000 sq ft Western Grocers distribution centre. Phase 1 starting March 2002 for November 2003 opening.

Status: Construction started Start: Mar 2002
Est. Cost (\$ million): n/a Finish: Fall 2003
First Entry: Sep 2002 Last Update: Mar 2003

Pitt Meadows

Wayfair Place Shopping Centre, Omni Group Ph: (604) 602-7711
Retail commercial development consisting of two phases in 19800 Block of Lougheed Hwy. Phase 1: 450,000-sq ft. Phase 2: 70,000 sq ft. Canadian Superstore is one of the two major tenants that have been secured.

Status: Construction started Start: Jan 2002
Est. Cost (\$ million): 25 Finish: Fall 2003
First Entry: Jun 2001 Last Update: Mar 2003

Park Moody**NewPort Village,**

Buss Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totaling 1.2 million sq ft to proceed in phases at Uptown, Guildford and (too Road). Architect: Perkins & Co. Architecture & Urban Design. Several phases completed. Phase 3: The Belcarra is 70 units in a two-store wood frame building completed in Mar 2002. A 143 unit highrise, the Sinclair has started construction, to be completed by mid 2004.

Status: Construction started Start: 1999
Est. Cost (\$ million): 190 Finish: 2005
First Entry: Dec 1997 Last Update: Mar 2003

Richmond**Imperial Landings, Omni Developments Ph: (604) 602-7711**

Development at 4500 Morrison St. of retail space (approx 30-50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45-55,000 sq ft) and 700 mix of townhomes, condominiums and single-family homes on approx 21 hectares. Phase 1: 250 units is under construction Fall 2002. Waterfront park and boardwalk completed Mar 2003.

Status: Construction started Start: Sep 2002
Est. Cost (\$ million): 70 Finish: 2010
First Entry: Sep 2001 Last Update: Mar 2003

Richmond**Riverside Business Park,**

Opus Building Canada Inc. Ph: (604) 949-0023
20-acre industrial site with eight buildings (approx 300,000 sq ft) at Riverside Way, Featherstone Way, Hwy 92 and Stevenson Hwy. Includes 138,000-sq ft self-storage building. A 25,000 square foot building started in Aug 2002 is substantially completed.

Status: Construction started Start: Aug 2002
Est. Cost (\$ million): 20 Finish: ?
First Entry: Dec 2000 Last Update: Dec 2002

2. Mainland/Southwest

Richmond

Vancouver International Airport Expansion,

Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of first building of west chevron to start late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Domestic departures terminal renovation (\$52 million) completed in Jun 2002. Proposed Screening Project (security project) to be decided upon in May/June 2003, a \$100 million project to include renovations and purchase of new high technology.

Status: Construction started Start: Apr 2000
Est. Cost (\$ million): 1000 Finish: 2010
First Entry: Jun 1999 Last Update: Mar 2003

Richmond

Richmond Senior Secondary School,

School District 38 (Richmond) Ph: (604) 668-6000
Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1200-students. Architect: Advanced Architecture Inc.

Status: Construction started Start: Summer 2002
Est. Cost (\$ million): 20 Finish: Sep 2003
First Entry: Sep 1998 Last Update: Dec 2002

Richmond

Aberdeen Mall Expansion,

Fairchild Property Group Ph: (604) 872-1633
New mall at Cambie Road and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2220 parking spaces. Architect: Bing Thom Architects Inc. Plans announced to add an 8 storey, 150 room hotel to the project.

Status: Construction started Start: Fall 2002
Est. Cost (\$ million): 130 Finish: Dec 2003
First Entry: Dec 1997 Last Update: Dec 2002

Richmond

The Palms, Bosa Ventures Ph: (604) 299-1363

400,000-sq ft residential development at 8471 Bennett Rd. Phase 1 is 100,000 sq ft in two structures: the Monaco is complete (16 storeys, 116 units) and the Clio (6 storeys) is planned for the last phase. The Fontana, (six cluster groups of 30 - 3 storey townhouses) is complete. Phase 3 the Coronado, a 16-storey structure with 155 units, is under construction and will be completed June 2003. Phase 4 is four four-storey structures with approx 90 units to be developed dependent upon the market. Architect: Jan M. Timmer Architecture Ltd.

Status: Construction started Start: 1998
Est. Cost (\$ million): n/a Finish: 2004
First Entry: Dec 1997 Last Update: Mar 2003

Squamish

Garibaldi Springs Golf & Country Club,

Newport Ridge Golf Ltd. Ph: (604) 925-8928
Proposed golf course, clubhouse and a 110-unit hotel plus 106 townhouse units and 15,000 sq ft of commercial space. Phase 1, 46 townhouses to begin construction May 2003. Phase 2, 60 townhouses will begin construction possibly in 2004. The 18 hole golf course to be completed Aug 2003 for limited play.

Status: Construction started Start: Spring 2002
Est. Cost (\$ million): 20 Finish: 2005
First Entry: Dec 1997 Last Update: Mar 2003

Surrey

Seniors Retirement Facility, Elim Housing Society Ph: (604) 930-2475

10 structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18-acre site in the 9000 block at 160th street. Phased development to occur over 10 years. First phase: 14 duplexes completed and a 42-unit apartment completed. Architect: OCA Architects. Building A (49 units) is under construction as well as 22 townhomes. More development will proceed as market conditions permit.

Status: Construction started Start: Sep 2000
Est. Cost (\$ million): 75 Finish: 2007
First Entry: Jun 1999 Last Update: Sep 2002

Surrey

Asian Centre Ph: (604) 689-3166 (Architect)

6-ha site at 104th Avenue between 140th and 144th Streets to include two levels of underground parking, supermarket and retail stores on first level, restaurant, food fair and retail stores on second level; entertainment facilities and offices on third and a church on the fourth level. Project is re-activating. Architect: Joe Wai Architect.

Status: Construction started Start: 1999
Est. Cost (\$ million): n/a Finish: Late 2004
First Entry: Dec 1997 Last Update: Mar 2003

Surrey

Wedgewood Townhouses,

Lakewood Developments Ltd. Ph: (604) 597-7100 (Barnett Demback)
Two-storey, 257,000 sq ft residential development (96 units) at 156 St. and 30 Ave. Architect: Elbe Lock Walls & Associates Inc. Final phase under construction is expected to be completed Oct 2003. Architect: Elbe Lock Walls & Associates Inc.

Status: Construction started Start: Summer 1998
Est. Cost (\$ million): n/a Finish: Oct 2003
First Entry: Dec 1997 Last Update: Mar 2003

Vancouver

Commercial Tower, Cressey Development Corp. Ph: (604) 683-1256

Development of a 20 storey, 75,000 sq ft commercial tower at Ash and Seventh Avenue. A heritage house will be moved and renovated as part of the project.

Status: Construction started Start: Jan 2003
Est. Cost (\$ million): 20 Finish: Spring 2004
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Great West Life Building, Great West Life Realty Advisors Inc.
A 20 storey, 175 unit rental apartment tower at 901 Beatty Street.

Status: Construction started Start: Jan 2003
Est. Cost (\$ million): 30 Finish: Summer 2004
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Nova Residences, Bosa Ventures Corp. Ph: (604) 299-1363
Residential 27 storey tower containing 165 units at 953 Beatty Street.

Status: Construction started Start: Jan 2003
Est. Cost (\$ million): 37 Finish: Fall 2004
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

The Gallery Residences, Polygon Group Ph: (604) 877-1131
Proposed 23 storey residential development at 1010 Homer Street.

Status: Construction started Start: Summer 2003
Est. Cost (\$ million): 25 Finish: Fall 2004
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - Institute for Computing Information & Cognitive Systems (ICICS),
University of British Columbia Ph: (604) 731-3103
Project intends to develop and facilitate research in interactive information systems, to include classrooms, laboratories and other related facilities to strengthen interdisciplinary research links between computer science, electrical, computer and mechanical engineering, medicine and health care, educational technology, psychology, commerce, process industries and utility systems. Architect: Hotson Bakker/Bregman Haman.

Status: Construction started Start: Fall 2002
Est. Cost (\$ million): 22 Finish: Aug 2004
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

UBC - TRIUMF National Laboratory - ISAC II,
National Research Council Ph: (604) 731-3103 (UBC Facilities)
Expansion of existing national laboratory for particle and nuclear physics. Architect: PBK Architects and Westpro Construction.

Status: Construction started Start: ?
Est. Cost (\$ million): 29 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Vancouver

Famous Players Development 900 Burrard St,
Bosa Ventures (604)299-1363
Proposed 25 storey building: 10 storeys for entertainment areas including a Famous Players 9 screen theatre, IMAX, restaurants and other facilities, and 14 storeys for residential units at Burrard, Smythe and Homby Streets. Construction started Mar 2003.

Status: Construction started Start: Mar 2003
Est. Cost (\$ million): 125 Finish: June 2005
First Entry: Dec 2002 Last Update: Mar 2003

Vancouver

1001 Beach Ave The Alvar, Concert Properties Ltd. Ph: (604) 682-3726
28-storey multiple dwelling containing 106 units, an outdoor amenity area, and three levels of underground parking for 153 cars accessed from Beach Avenue. Architect: Lawrence Doyle Architect Inc.

Status: Construction started Start: Late 2002
Est. Cost (\$ million): 30 Finish: Spring 2004
First Entry: Sep 2002 Last Update: Mar 2003

Vancouver

1280 Richards Ph: (604) 731-9053
26 storey residential tower and 3 levels of underground parking at 1280 Richards.

Status: Construction started Start: Summer 2002
Est. Cost (\$ million): 20 Finish: Fall 2003
First Entry: Jun 2002 Last Update: Dec 2002

Vancouver

Sterling at 1050 Smithe St.,
Bonnis Development Corp. Ph: (604) 618-1600
Proposed apartment tower (129 units) 21-storeys above and 5-storeys below. Approvals issued. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Construction started Start: Mar 2003
Est. Cost (\$ million): 20 Finish: Summer 2004
First Entry: Mar 2002 Last Update: Mar 2003

Vancouver

The Domus Building at 1055 Homer,
Quallex-Landmark Developments Inc. Ph: (604) 685-0111 (Intertech)
27-storeys above and 3 below (143,000 sq ft) apartment tower at 1055 Homer St. Development will be 135 units which includes 8 townhomes. General Contractor: Intertech Construction Management Ltd.

Status: Construction started Start: Spring 2002
Est. Cost (\$ million): 21 Finish: Late 2003
First Entry: Mar 2002 Last Update: Dec 2002

Vancouver

1225 Richards The Eden, Bosa Development Corp. Ph: (604) 299-1363
Residential tower of 185 units with retail in a 195,000-sq-ft 25-storeys-above and 3-storeys-below at 1225 Richards St.

Status: Construction started Start: Spring 2002
Est. Cost (\$ million): n/a Finish: Early 2004
First Entry: Dec 2001 Last Update: Dec 2002

Vancouver

901 Beatty Street Residential Development,
Concert Properties Ltd. Ph: (604) 685-9875
Proposed development of two towers. Tower 1 is a 188 units in a 27-storeys-above and 3-storey-below residential tower and a 3-storey townhouse. Tower 2 is a 20-storey-above and 2-storey-below 166-unit residential tower which includes a 2-storey townhouse.

Status: Construction started Start: Fall 2002
Est. Cost (\$ million): 50 Finish: Summer 2004
First Entry: Dec 2001 Last Update: Sep 2002

Vancouver

Miro - 1010 Richards Street,
Polygon Development 65 Ltd. Ph: (604) 671-4228
Development of 184 units in a 23-storey-above and 2-storey-below, 115,000-sq-ft residential tower.

Status: Construction started Start: Spring 2002
Est. Cost (\$ million): 25 Finish: Feb 2004
First Entry: Dec 2001 Last Update: Mar 2003

Vancouver

UBC - Life Sciences Centre,
University of British Columbia Ph: (604) 822-0195
Development of a 5-storey 550,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia.

Status: Construction started Start: Oct 2002
Est. Cost (\$ million): 135 Finish: Sept 2004
First Entry: Dec 2001 Last Update: Mar 2003

Vancouver**455 and 583 Beach Ave Apartments - West One,**

Concord Pacific Ph: (604) 926-7808
Proposed six buildings at 455 Beach Avenue. First building is a residential 29-storey 160-unit tower constructed above a 3-storey lowrise and a 2-storey lowrise along the mews. Identical project will also be constructed at 583 Beach Ave.

Status: Construction started	Start: Early 2003
Est. Cost (\$ million): 30	Finish: Late 2004
First Entry: Sep 2001	Last Update: Mar 2003

Vancouver

Vancouver Public Works Yard, Vancouver City Ph: (604) 873-7276
Development of a works yard located on Chess St. The 45,000 sq metre site will include storage and buildings totalling 20,500 sq metres.
Construction manager: Omicron Consulting.

Status: Construction started	Start: Summer 2002
Est. Cost (\$ million): 22	Finish: Fall 2003
First Entry: Sep 2001	Last Update: Mar 2003

Vancouver**Little Mountain Reservoir Seismic Upgrade,**

Greater Vancouver Regional District Ph: (604) 451-6192 (GVRD)
Project includes the demolition and reconstruction of the reinforced concrete drinking water reservoir and value chamber under the parking lot at Queen Elizabeth Park, to expand the size by up to 25%.

Status: Construction started	Start: Fall 2002
Est. Cost (\$ million): 40	Finish: Late 2003
First Entry: Mar 2001	Last Update: Mar 2003

Vancouver**1300 W Pender Residential Tower,**

Pinnacle International Ph: (604) 988-1688
Located at 1328 W. Pender the Classico is a 34-storey 201 unit residential tower including townhouses and a three-storey building for commercial use. Architect: Howard Bingham Hill Architects.

Status: Construction started	Start: Summer 2001
Est. Cost (\$ million): 40	Finish: Summer 2003
First Entry: Dec 1999	Last Update: Dec 2002

Vancouver**BC Cancer Research Centre Project,**

BC Cancer Agency Ph: (604) 877-6103
Development of a fully-integrated 8-storey 225,000-sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration and eight laboratories, and will accommodate 600 staff.

Status: Construction started	Start: Fall 2002
Est. Cost (\$ million): 84	Finish: Late 2004
First Entry: Sep 1999	Last Update: Mar 2003

Vancouver**Dedicated Fire Protection System,**

City of Vancouver Ph: (604) 873-7011
Development of an earthquake-resistant fire protection system for downtown Vancouver and some adjacent areas. This multi-year project includes two pump stations, intake structures (completed), and pipeline along Homer Street (completed), Pender Street (completed), and pipeline underwater in False Creek to Fairview Slopes and the Kitsilano area (completed). A pumping station in Kitsilano and an extension to the pipeline of approx 500 m to service areas south of False Creek has been completed. In 2003 a pipeline will be constructed down 6th Avenue from Cypress Street to MacDonald Street, to start construction in April 2003 and to be completed by the end of August 2003. Engineering Consultant: Golder Associates.

Status: Construction started	Start: 1993
Est. Cost (\$ million): 48	Finish: Jun 2004
First Entry: Sep 1999	Last Update: Mar 2003

Vancouver**Broadway Tech Centre,** Bentall Corp Ph: (604) 661-5000

Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. Phase 1: Building permits issued: 3 buildings with total of 400,000 sq ft plus underground parking. The first two buildings are completed at 2985 and 2955 Virtual Way. One new building will be constructed in Phase 1. Bell Mobility call centre completed Dec 2002. Cafeteria and fitness center under construction. Phase 2: four 4-storey buildings with a total of 460,000 sq ft. of commercial office and warehouse space are in approvals. Architect: Bunting Coady Architects.

Status: Construction started	Start: Summer 2000
Est. Cost (\$ million): 80	Finish: Oct 2003
First Entry: Mar 1999	Last Update: Dec 2002

Vancouver

1176 Seymour Brava Towers, Amacon Group Ph: (604) 893-7131
Two residential towers (33 and 22 storeys) at Seymour and Davie totalling 450,000 sq ft in 439 condo units with 17,000 sq ft of it commercial space at ground level. Website: www.brava.ca

Status: Construction started	Start: Late 2002
Est. Cost (\$ million): 65	Finish: Late 2004
First Entry: Sep 1998	Last Update: Dec 2002

Vancouver**Champlain Mall Redevelopment,** PCI Group Ph: (604) 684-1151

Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, 100,000-sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Re-development includes public library and police office on 16.5-acre site. Residential component will be constructed in phases. Phase 1: 40 3-storey townhouse units. Phase 2: 200 3-storey townhouse units. Phase 2 will follow phase 1. Architect: W. T. Leung Architects.

Status: Construction started	Start: May 2002
Est. Cost (\$ million): n/a	Finish: Fall 2004
First Entry: Sep 1998	Last Update: Mar 2003

Vancouver**Concord Pacific Place,**

Pacific Place Developments Ph: (604) 685-9977
Neighbourhood concept plan approved for 204-acre site for six neighbourhoods: Marina Crescent, Roundhouse, Beach, Yaletown Edge, Marina Pointe and the Creekside to house 15,000 people. A number of towers have been completed. A 38-storey 248 unit residential tower (West One) at corner of Pacific and Homer completed Dec 2002. The Azura a \$19.9 million 33-storey 196-unit tower and townhouses at 500 Pacific started construction in December 2001 and is to be completed Fall 2003. Construction started Mar 2002 on towers 1E and 1L (approx 400,000 sq ft) and are each 32-storeys above and 4-storeys below with a total of 400 residential units at 498 Pacific Blvd. Twin towers "The Max" on Smythe Street is preselling sprint 2003 and to be completed June 2005. King's Landing on Beach Crescent will consist of two towers and townhouses. The first tower to be built is 18 storeys. King's Landing construction is underway and will be complete April, 2005.

Status: Construction started Start: 1998
Est. Cost (\$ million): 3000 Finish: Fall 2005
First Entry: Sep 1998 Last Update: Mar 2003

Vancouver**Spaghetti Factory Redevelopment,**

Reliance Holdings Ltd. Ph: (604) 683-4131 (Architect)
Proposed re-development of two lots adjacent to Spaghetti Factory restaurant. Approximately 165,000-sq ft project to include nine-storey, 58-unit condominium tower over retail space, and four-storey retail building. Renovations to existing six-storey restaurant building to add 64 units of live/work space is complete as well as the commercial building. Phase 2, the nine storey, 58 units will proceed in about two years.

Status: Construction started Start: Spring 2002
Est. Cost (\$ million): n/a Finish: Fall 2004
First Entry: Sep 1998 Last Update: Dec 2002

Vancouver**UBC Biotechnology Laboratory The Michael Smith Building,**

University of British Columbia Ph: (604) 822-8251
New building at the University of BC for a 7419-sq m biotechnology laboratory.

Status: Construction started Start: Fall 2002
Est. Cost (\$ million): 27 Finish: Fall 2004
First Entry: Jun 1998 Last Update: Mar 2003

Vancouver**1133 Seymour Residential Complex, Amacon-Omni Management Incorporated** Ph: (604) 688-0893 (Architect)

Two towers of 22 and 23 storeys containing 16,200 sq ft of cultural facility, at Seymour and Davie Streets. Architect: Hewitt & Kwasnicky.

Status: Construction started Start: Jan 2003
Est. Cost (\$ million): 50 Finish: Early 2004
First Entry: Dec 1997 Last Update: Mar 2003

Vancouver

Bayshore Gardens, Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Drive (West Georgia and Denman Streets, Vancouver). Consists of residential buildings at 1650, 1680, 1717, 1777, 1710 and 1790 j Drive. The project is an eight-year, four-phase project including 11 buildings, expanded hotel, upgraded marinas and underground parking. Project area is 1.1 million sq ft. First and second phases are completed. Construction of 1680 Bayshore completed in May 2002. A 19 storey, 11,190 sq m tower at 1650 Bayshore will complete construction at the end of 2003 (Architect: Downs-Archambault). A 25-storey tower (91 units), a 7-storey residential building and 3-storey townhomes containing 12 units at 1610 Bayshore is planned. Construction completion date is for the 1650 Bayshore tower.

Status: Construction started Start: 1996
Est. Cost (\$ million): 400 Finish: Late 2003
First Entry: Dec 1997 Last Update: Dec 2002

Vancouver**Citygate Complex, Bosa Development Corp.**

Development of site between Main and Quebec Streets, east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Architects: Perkins & Co. Architecture & Urban Design Inc. Eight phases: Phase 5, the Viceroy is completed. The next tower, phase 6, The Brighton \$40 million consisting of 145 units started construction March 2003. Phase 7: social housing has been completed. Phase 8: rezoning underway.

Status: Construction started Start: 1989
Est. Cost (\$ million): n/a Finish: 2004
First Entry: Dec 1997 Last Update: Mar 2003

Vancouver**Coal Harbour Redevelopment,**

Marathon Developments Inc. Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings - three of which, the Avila (21-storey), the Bauhinia and the Escala tower (28-storey) are complete. The fourth and fifth towers, the Cascina (25-storey) and Denia (20-storey), are under construction and expected to be completed in Oct 2003. One 350-berth marina and the Coal Harbour Community Centre completed. Shaw Tower (489 ft tall) on Burrard Landing site is 532,000 sq ft 40-storeys above grade and 5-storeys below. The \$150 million tower is under construction and will consist of 130 residential units on the upper 26 floors and offices on the lower 14 floors with 5 floors of underground parking. Architect for Shaw Tower is James K. Cheng. Project is expected to complete in June 2004. Aspac Developments have purchased the three remaining sites and will build Harbour Green Place consisting of 3 towers 25, 29 and 35 storeys. Finish date is for Shaw Tower. Website: www.waterfrontplace.com

Status: Construction started Start: 1992
Est. Cost (\$ million): 1000 Finish: Summer 2004
First Entry: Dec 1997 Last Update: Mar 2003

2. Mainland/Southwest

Vancouver

Concord Pacific Place, Concord Pacific Ph: (604) 899-8800
Urban redevelopment of north shore of False Creek in Vancouver (includes former Expo 86 site) to include up to 9,000 housing units and 2.5 million sq ft commercial and retail space. Quayside Waterfront Bloc Phase 3 includes 34-storey, \$42-million tower was completed in Feb 2002. MarinaSide Resort Residences (\$70-million, 353-unit condo tower - 193 BaySide Mews) is completed. Beach Neighbourhood: seven towers at 600 Pacific, received development permits for a 28-storey high rise (Waterford) at 1499 Homer and 41-storey tower (West One) at 498 Pacific Blvd. Excavation is completed on Tower 1B at 1483 Homer St. is a 28-storey tower with 4 below grade 129 residential units. The development will be a total of 13 buildings. Two towers at 400 Beach are each 24-storeys, an 18-storey tower, an 8-storey mid-rise and a 3-storey amenity building with 4-storey townhouses. Future issues will present this development as a series of separate projects.

Status: Construction started	Start: 1991
Est. Cost (\$ million): 3000	Finish: 2009
First Entry: Dec 1997	Last Update: Mar 2003

Vancouver

Portico Condominium Development,

Bosa Development Corp. Ph: (604) 294-0666
Located at 2198 Granville street on six-acre site at 2298 Granville St to include two 11-storey towers, a 13-storey tower, a 5-storey building comprising 14 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built. Phases 2: The Siena, a 15-storey tower and a 5-storey 14 unit townhouse building are under construction with completion expected Summer 2003. Phase 3: The Verona, a 19-storey tower and 5-storey mid-rise apartments is under construction for completion summer 2004. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Construction started	Start: Spring 1998
Est. Cost (\$ million): 125	Finish: 2004
First Entry: Dec 1997	Last Update: Mar 2003

Vancouver

Vancouver General Hospital Laurel Pavilion Expansion,

Vancouver Hospital & Health Sciences Centre Ph: (604) 875-5628
The Laurel Pavilion was built in the initial stage of this project as a shell but not completed. Construction started in May 2001 to complete 12 floors of the interior of the 21-storey structure (General contractor: Vanbots Construction). Renovation and interior construction of existing MRI building and the east and south wings of the Centennial Pavilion are complete. The Pavilion and new auditorium will be completed in Jun 2003.

Status: Construction started	Start: 2000
Est. Cost (\$ million): 157	Finish: Jun 2003
First Entry: Dec 1997	Last Update: Mar 2003

West Vancouver

Whitby Estates, British Pacific Properties Ph: (604) 925-9000
Phased development of 124 single-family and 128 multi-family units on two sites of a 104-acre property on Folkstone Road. Architect: Neale Staniszkis Doll Adams Architects. The single-family sites are being developed by British Pacific Properties Ltd. Website: www.britishproperties.com

Status: Construction started	Start: 1999
Est. Cost (\$ million): n/a	Finish: 2010
First Entry: Dec 1999	Last Update: Dec 2002

West Vancouver

Cypress Mountain Ski Resort Expansion, Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
Long-term expansion of commercial ski operations in Cypress Provincial Park. Projects include replacement of five existing ski lifts and add five new ones (two quad and three double), a gondola, lodges, ski school, rental facilities, mountain-top facility, restaurants, cafeteria, gift shops, guest service functions, children's centre, night skiing facilities in cross-country and downhill area. Upgrade projects proposed for the Olympic Bid (funded by the OCOG—see Olympic bid entries for contact info) include \$10.5 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the olympic venues.

Status: Construction started	Start: Fall 1997
Est. Cost (\$ million): 70	Finish: 2009
First Entry: Dec 1997	Last Update: Mar 2003

Whistler

Four Seasons Resort Whistler, Intrawest Properties Ltd/Four Seasons

Hotels and Resorts Ph: (604) 669-9777
A 9-storey 68,000-sq ft hotel to include 242 units, a spa, health club, outdoor pool and 10,000 sq ft of meeting and banquet rooms.

Status: Construction started	Start: Spring 2002
Est. Cost (\$ million): 152	Finish: Summer 2004
First Entry: Mar 2000	Last Update: Dec 2002

Whistler

Creekside Residential Development,

Intrawest Properties Ltd. Ph: (604) 669-9777
Creekside redevelopment includes 300 residential-hotel units, 1450 parking stalls, creek reconstruction (completed summer 1999); 50,000-sq ft commercial development is on hold until 2002. Construction on Legends, the first of three new condo-hotels, began in spring 2000 and was completed in spring 2001. Phase 1 of the First Tracks Lodge (120 units) construction was completed spring 2001. Phase 2 of the First Tracks Lodge completed late in 2001. Remaining work on First Tracks Lodge completed Spring 2002. Storied Places, a subsidiary of Intrawest, will develop 3 and 4 bedroom homes. The first phase of Nature's Door is 25 homes and is expected to be completed in Summer 2003. A new service station will feature nine pumps on three islands, a drive through car wash, and a larger food store. Lake Placid Road is in the final stages of being re-surfaced and curbed. Proposed development in the area also include a two storey train station, 11 single family lots, commercial space, and more condominiums. Intrawest Resort Development is investing \$50 million to continue the development. The updated Whistler Creekside will feature a new fire hall, a daycare, an elementary school, community centre, and eight acres of parkland. A cobble stone path will link boutique-style retail shops, cafes, and grocery stores. Completion is scheduled for winter 2003. In addition, Intrawest is working on widening Highway 99 from Lake Placid Road to Bayshores and construction of a new section to the popular Valley Trail along the east side of the highway.

Status: Construction started	Start: Apr 2000
Est. Cost (\$ million): 200	Finish: 2006
First Entry: Jun 1998	Last Update: Mar 2003

STATUS: COMPLETED**Burnaby****Southoaks Crescent Apartment Towers,**

Appia Development Corp. Ph: (604) 294-0666
 Three residential towers (18, 19 and 21 stories) at Southoaks Crescent.
 Architect: Lawrence Doyle Architect Inc. Consulting Engineer: Vector
 Engineering Services. First tower and Gemini tower are complete. The
 third tower Gemini II (approx 180,000 sq ft) is a 150-unit 21-storey tower
 with 2-3 levels of underground parking and six 2-storey townhomes.
 Applying for occupancy permit in mid to late Apr 2003.

Status: Completed Start: Late 2001
 Est. Cost (\$ million): 40 Finish: Spring 2003
 First Entry: Mar 1998 Last Update: Mar 2003

Delta**Derwent Business Centre,**

Grosvenor International Canada Inc. Ph: (604) 683-1141
 Grosvenor will design-build warehouse industrial buildings on its 40-acre
 subdivision. Three warehouses (total 280,000 sq ft) are completed and
 the Millenium 4 and 5 buildings are complete.

Status: Completed Start: Fall 1999
 Est. Cost (\$ million): 15 Finish: Mar 2003
 First Entry: Mar 1999 Last Update: Mar 2003

Port Moody

Burrard Generating Plant Upgrade, BC Hydro Ph: (604) 663-3651
 Upgrading of present power-generating facilities B.C. Hydro is
 modernizing the Burrard Thermal natural-gas-fired plant to substantially
 reduce nitrogen oxides emissions. All six generating units have been
 converted to selective catalytic reduction technology. A facility for
 dechlorination of plant water is complete. Other general improvements
 include completion of work on three generating units (units 4,5 & 6) to
 improve efficiency and operability. Other 3 generating units are not
 included in these construction dates. Project engineers: Sandwell
 Inc./Stone and Webster Canada Ltd.

Status: Completed Start: 1994
 Est. Cost (\$ million): 500 Finish: Mar 2003
 First Entry: Sep 1997 Last Update: Mar 2003

Surrey**Central City Building, SFU/City of Surrey** Ph: (604) 586-5263

Formerly called Technical University of BC. Office buildings being built
 adjacent to the Surrey Place mall (including expansion of the mall and
 four office towers) at Hwy 10 near 176th Street. The space developed will
 total 1,000,000 sq ft. Architect: Bing Thom Architects. General contractor:
 PCL Constructors Canada.

Status: Completed Start: Late 2000
 Est. Cost (\$ million): 253 Finish: Jan 2003
 First Entry: Sep 1997 Last Update: Mar 2003

Vancouver**Mixed-Use Development,**

Westbank Projects Ltd. Ph: (604) 873-4333 (Architect)
 Construction of three retail spaces and 102 condominiums in a six-storey
 building on former Safeway site at 41st Ave and Victoria Drive. Architect:
 James KM Cheng Architects.

Status: Completed Start: Spring 1999
 Est. Cost (\$ million): 20 Finish: Spring 2003
 First Entry: Mar 1998 Last Update: Mar 2003

Vancouver**Price Waterhouse Coopers Place,**

Cadillac Fairview Ph: (604) 688-7236
 Office tower at 200 & 250 Howe Street (Howe and Cordova). Design is 20
 storeys above grade and 3 below, for a total of 275,000 sq ft. Project is
 nearing completion. Architect: Musson Cattell Mackey Partnership.

Status: Completed Start: Summer 2001
 Est. Cost (\$ million): 70 Finish: Early 2003
 First Entry: Sep 1997 Last Update: Mar 2003



Thompson/Okanagan Development Region

Updated April 4, 2003

BC STATS

Ministry of Management Services

Tel : (250) 387-0327 Fax: (250) 387-0329

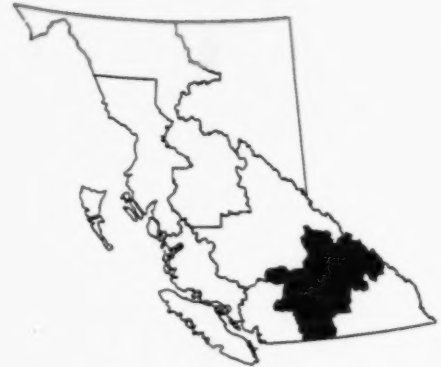
REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.

Land Area in Sq. km. : 96,300

Population Density / Sq. km. (2002) : 5.1

Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.



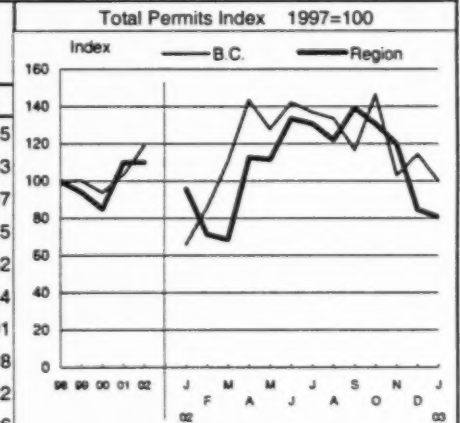
Selected Demographic Characteristics												
Year	Population by age group, Thousands of persons							H'seholds (,000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	22.0	75.9	37.7	79.5	59.9	29.4	304.4	98.8	0.553	0.166	0.719	1976
1981	24.2	73.1	43.1	98.4	68.9	39.6	347.3	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	353.9	135.9	0.422	0.229	0.651	1986
1991	25.2	71.2	33.4	118.6	85.8	61.9	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.4	39.4	137.0	106.7	74.6	468.6	184.1	0.391	0.263	0.655	1996
2001	22.1	82.4	45.5	131.9	122.3	83.3	487.4	201.2	0.349	0.278	0.627	2001
2006	21.8	73.9	46.8	130.0	142.6	92.4	507.5	225.0	0.300	0.289	0.589	2006
2011	24.6	71.9	46.8	141.9	162.7	103.1	551.0	255.4	0.275	0.293	0.568	2011
2016	26.3	75.4	46.0	158.2	172.6	119.9	598.4	285.0	0.270	0.318	0.588	2016
2021	27.2	82.5	43.2	171.9	180.0	139.9	644.7	309.6	0.277	0.354	0.631	2021
2026	27.5	87.5	47.0	174.9	190.1	162.5	689.4	334.3	0.279	0.394	0.673	2026
2031	27.8	90.0	51.5	175.2	205.0	181.8	731.3	360.2	0.273	0.421	0.694	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits								
Year	Non Residential					Residential		Total Permits Index 1997=100
	Total	Total	Industrial	Comm- ercial	Institutional & Gov't			
						<-- \$ Millions -->		
1995	561.4	207.2	30.6	116.7	59.9	354.2	3,545	
1996	593.3	213.7	19.3	113.7	80.6	379.7	3,853	
1997	569.3	183.3	46.6	100.9	35.8	386.0	3,607	
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475	
1999	442.6	182.3	18.4	101.4	62.5	260.3	2,382	
2000	399.6	182.4	30.6	97.2	54.6	217.2	1,744	
2001	517.0	242.6	17.8	154.4	70.4	274.3	2,191	
2002	518.1	156.1	26.8	93.6	35.6	362.0	2,698	
Jan '02	25.1	11.6	1.4	3.1	7.1	13.5	122	
Jan '03	37.6	13.0	1.8	10.7	0.5	24.6	226	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

Thompson/Okanagan Development Region



Population of Major Municipalities

		1999	2000	2001	2002			1999	2000	2001	2002
		Estimate	Estimate	Estimate	Estimate			Estimate	Estimate	Estimate	Estimate
Thompson-Okanagan		481,048	483,213	485,694	489,772	Merritt	C	7,658	7,541	7,416	7,549
Kelowna	C	98,141	99,605	100,832	101,592	Spallumcheen	DM	5,437	5,380	5,350	5,377
Kamloops	C	80,477	80,798	81,053	81,443	Peachland	DM	4,763	4,772	4,823	4,987
Vernon	C*	34,328	34,711	34,998	35,147	Armstrong	C	4,303	4,388	4,439	4,592
Penticton	C	32,368	32,301	32,294	32,202	Osoyoos	T	4,366	4,406	4,437	4,399
Salmon Arm	DM	15,851	15,813	15,847	15,911	Oliver	T	4,426	4,385	4,381	4,357
Summerland	DM	11,040	11,056	11,116	11,044	Golden	T	4,121	4,197	4,231	4,341
Lake Country	DM	9,628	9,493	9,671	9,750	Enderby	C	2,930	2,938	2,933	2,957
Coldstream	DM	9,445	9,467	9,483	9,564	Sicamous	DM	2,968	2,873	2,828	2,906
Revelstoke	C	8,008	7,914	7,854	7,945	Princeton	T	2,869	2,781	2,712	2,692

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort,

Mike Wiegele Helicopter Skiing Ph: (250) 673-8381

Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism, to include a hotel, condominiums and single-family units. Master plan includes ski runs, lifts, powder ski training facility, heli-pads, year round trails and golf course. Phase 1, two primary ski runs are completed, and further phases include a fixed-lift, a powder ski training facility and accommodation facilities. The development will include 5 structures and will include a 100 room hotel, clubhouse at new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings. Master plan approved and Master Development Agreement will be the next step prior to construction occurring.

Status: Proposed
Est. Cost (\$ million): 100
First Entry: Dec 1999

Start: Jun 01 05
Finish: 2008
Last Update: Dec 2002

Boston Bar

Kookpi Creek Water Power Project,

Global Cogenix Corporation Ph: (604) 682-2201

Proposed 10-15 MW water power project near Boston Bar and nearby Log Creek water power project (see separate entry). Project was selected by BC Hydro for its green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost (\$ million): 15
First Entry: Mar 2003

Start: Spring 2004
Finish: Fall 2005
Last Update: Mar 2003

Boston Bar

Log Creek Water Power Project,

Global Cogenix Resources Ph: (604) 682-2201

Proposed 10 MW run-of-river hydroelectric project approx 15 km NW of Boston Bar in the Nahatlatch River watershed. Scoping report submitted to Land and Water BC. Awaiting commencement of water licence review. Project was selected for BC Hydro's green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost (\$ million): 15
First Entry: Dec 2000

Start: Fall 2003
Finish: Fall 2004
Last Update: Mar 2003

Golden

Kicking Horse Pass Highway 1 Improvements, BC Ministry of

Transportation/Government of Canada Ph: (250) 828-4220

A joint federal-provincially funded program of infrastructure improvements to improve trade corridors linking the province's border crossings. This project includes replacing the 10-Mile (Park) bridge and constructing over 5 km of new four lane highway in the Kicking Horse pass on the Trans-Canada Highway east of Golden.

Status: Proposed
Est. Cost (\$ million): 125
First Entry: Mar 2003

Start: Spring 2004
Finish: Late 2007
Last Update: Mar 2003

Kamloops

Hwy 97A Upgrades, BC Ministry of Transportation Ph: (250) 314-6125
Proposed upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd. to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from 2 to 4 lanes from new overpass to Larkin Rd. Phase 2: increasing from 2 to 4 lanes Larkin Rd. to Pleasant Valley Rd. Awaiting government funding.

Status: Proposed
Est. Cost (\$ million): 18
First Entry: Mar 2002

Start: May 2003
Finish: Oct 2004
Last Update: Sep 2002

Kamloops

Kamloops Sewage Treatment Plant,

City of Kamloops Ph: (250) 828-3467

The city is conducting a liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work not expected to commence until 2004. Estimated cost could vary from \$35 to \$65 million depending on option chosen.

Status: Proposed
Est. Cost (\$ million): 60
First Entry: Jun 2000

Start: 2005
Finish: 2007
Last Update: Dec 2002

Kamloops

Kamloops Water Treatment Plant, Kamloops City Ph: (250) 828-3467

Installation of a membrane-filtration system is being combined with a groundwater supply to provide water to Kamloops residents. Project planner: Urban Systems. Approval obtained for a 40,000- to 48,000-cu m/day groundwater collector well within the Kamloops aquifer, and the \$36 million membrane treatment plant civil work is out for tender. Construction contract awarded to Graham Construction, construction to commence April 2003.

Status: Proposed
Est. Cost (\$ million): 70
First Entry: Mar 1999

Start: Apr 2003
Finish: Summer 2004
Last Update: Mar 2003

Kamloops

Royal Inland Hospital Expansion,

Royal Inland Hospital Ph: (250) 374-5111

Addition and alterations include current construction of a 2-storey 44-bed tertiary psychiatric facility. The RFP will be issued summer 2003. A new generator set switch valued at \$2.2 million is out to tender in Mar/Apr 2003.

Status: Proposed
Est. Cost (\$ million): 18
First Entry: Sep 1997

Start: Summer 2003
Finish: Fall 2004
Last Update: Mar 2003

Kelowna

Royal Private Residence Club at the Grand Hotel,

Grand Hotel Royal Residences Ph: (250) 868-5678

59 luxury condos to be built as part of the Grand Hotel complex on the Okanagan Lake waterfront. Construction to start before end of Jun 2003.

Status: Proposed
Est. Cost (\$ million): 45
First Entry: Sep 2002

Start: Jun 2003
Finish: Jun 2004
Last Update: Mar 2003

3. Thompson/Okanagan

Kelowna

Kelowna General Hospital Expansion

Kelowna General Hospital Ph: (250) 876-7771

Proposal to build a new five-storey hospital tower for an enhanced surgical program. Referred to as the Enhanced Surgical Services Project. Preparing business case application which involves program description and schematic design.

Status: Proposed	Start: ?
Est. Cost (\$ million): 36	Finish: ?
First Entry: Sep 2000	Last Update: Dec 2002

Kelowna

Kelowna Downtown North, Canada Lands Corp. Ph: (250) 712-4216

Proposed construction of 1700 dwellings for 3500 residents on 23.5-ha site bounded by Sunset Drive, Gaston Avenue and Ellis Street in Kelowna's downtown area. Project would include up to 880 homes in up to 21 storey towers and four-storey apartment and condominium buildings, and renovation of existing CN Station, a historic site. A 200 room hotel that was to be started on this fall has been put on hold. In August 2002 approval was given for 21 storey highrise in downtown, development permit not yet issued. <http://www.city.kelowna.bc.ca/>

Status: Proposed	Start: Spring 2003
Est. Cost (\$ million): n/a	Finish: 2010
First Entry: Mar 1998	Last Update: Mar 2003

Kelowna

Okanagan Lake Bridge Expansion

BC Ministry of Transportation Ph: (250) 356-1861

Proposed widening of a 640 m section of the floating Okanagan Lake Bridge to four lanes and a high level overpass of a new navigation channel. Design is complete and includes five lanes and a pedestrian/bike walkway. Cost-sharing arrangement with Central Okanagan Regional District, city of Kelowna, and the province is still being negotiated. Design stage is complete and project funding options are being explored.

Status: Proposed	Start: Late 2004
Est. Cost (\$ million): 96	Finish: Late 2006
First Entry: Dec 1997	Last Update: Mar 2003

Merritt

Active Mountain Park

Active Mountain Entertainment Corp. Ph: (604) 525-3330

Development for the current site of the Merritt Mountain Music Festival for a 150-room hotel and convention centre, 200 houses, 95 town homes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex, 6,000-seat amphitheatre and outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, a brewery, 7-acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5000 cars. Lot A (148 acres) has been annexed to the city. Thompson Nicola Regional District approved re-zoning Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) requires approval from the Agricultural Land Commission. Zoning in place but until the government approves a casino license, the project will not proceed.

Status: Proposed	Start: Summer 2004
Est. Cost (\$ million): 250	Finish: 2007
First Entry: Dec 2000	Last Update: Mar 2003

Near Ashcroft

Ashcroft Ranch Landfill

Greater Vancouver Regional District Ph: (604) 432-6375

Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. In planning stages. Will be required to go through the BC Environmental Assessment Act process. Public open houses were held in March 2003 and comments are requested on the project's proposals for environmental review, until mid-May 2003. Website: www.ashcrofranch.com

Status: Proposed	Start: Summer 2004
Est. Cost (\$ million): 50	Finish: Summer 2005
First Entry: Jun 2002	Last Update: Mar 2003

Summerland

Aston Summerland Resort

Summerland Resort Properties Ltd. Ph: (604) 657-0251

73 unit luxury suite hotel on Lake Okanagan near Summerland beside the yacht club. Architect: Cornerstone Architecture. Website: summerlandresort.com. Construction to start May 2003 for completion Spring 2004.

Status: Proposed	Start: May 2003
Est. Cost (\$ million): 15	Finish: May 2004
First Entry: Sep 2002	Last Update: Mar 2003

Vale

Inland Pacific Connector Pipeline

BC Gas Utility Ltd. Ph: (604) 443-6880

Proposed 237-km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Approval under the BC Environmental Assessment Act is under review.

Status: Proposed	Start: Mar 2004
Est. Cost (\$ million): 495	Finish: Early 2006
First Entry: Mar 2001	Last Update: Mar 2003

STATUS: ON HOLD

Kamloops

Stump Lake Guest Ranch Resort

Stump Lake Cattle Co. Ph: (250) 377-8673 (Thompson Nicola Regional District)

Proposed guest ranch including a \$9 million grand lodge, 265 housing units and other resort facilities at the existing Stump Lake Ranch. Project is on hold.

Status: On hold	Start: Spring 2004
Est. Cost (\$ million): 20	Finish: Summer 2006
First Entry: Jun 2002	Last Update: Mar 2003

Kamloops

Trucking Service Area, Atrium Mortgage Corp. Ph: (250) 374-1322
 Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Blvd will replace two intersections and 2.4 km of the Trans-Canada will be realigned from Main Rd to east of Peerless Rd. Three partners are involved - the City of Kamloops and B.C. government are contributing to the highway interchange and frontage road construction. Roadwork tender has been awarded to Brentwood Enterprises Ltd. Roadwork is complete. No formal applications have been received for the truck stop service centre and other buildings.

Status: On hold Start: ?
 Est. Cost (\$ million): 25 Finish: ?
 First Entry: Jun 1999 Last Update: Mar 2003

Kamloops

Saddleback Hills, Saddleback Hills Development Corp.
 Ph: (250) 828-3311 (Kamloops City)
 Proposed residential development to include 32 townhouses and 200 single family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. No formal applications have been made. Project on hold.

Status: On hold Start: ?
 Est. Cost (\$ million): n/a Finish: ?
 First Entry: Dec 1997 Last Update: Mar 2003

Kelowna

Tower Ranch Golf Resort, IntraCorp Developments Ltd. Ph: (604) 801-7000
 Proposed championship golf course, country club, hotel, 812 single- and multi-family dwellings, a village centre and a 40-room resort hotel. Land Planner: Pacific Landplan Collaborative. Site is zoned. Golf course to proceed first but construction schedule not yet established. Project on hold pending improved market conditions.

Status: On hold Start: ?
 Est. Cost (\$ million): 100 Finish: ?
 First Entry: Dec 1997 Last Update: Sep 2002

Lytton

Kwolek Creek Water Power Project, Powerhouse Energy Corp./
Kanaka Bar Indian Band Ph: (604) 689-2991
 Proposed 80 megawatt hydroelectric facility on Kwolek Creek near Lytton. Review being conducted under the BC Environmental Assessment Act and second stage of review will begin when proponent submits its project report. Project currently on hold.

Status: On hold Start: ?
 Est. Cost (\$ million): 90 Finish: ?
 First Entry: Dec 2000 Last Update: Sep 2002

Lytton

Lytton Cogeneration Plant, Spatsum Lumber (Lytton) Ltd.
 Owner requested no contact at this time.
 Planned 25-MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Project was selected for BC Hydro's green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: On hold Start: ?
 Est. Cost (\$ million): 25 Finish: ?
 First Entry: Dec 1997 Last Update: Mar 2003

Vernon

Turtle Mountain Residential Development, R D Lewis & Associates Ltd. Ph: (250) 374-6252
 Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and have applied for rezoning. Traffic studies are also being conducted. Financing is not yet in place - project is on hold.

Status: On hold Start: Summer 2003
 Est. Cost (\$ million): 15 Finish: Fall 2005
 First Entry: Sep 2001 Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED**Golden**

Kicking Horse Ski Resort, Golden Peaks Resort Inc. Ph: (604) 609-9953
 Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. An 8-storey above and 1-storey below resort lodge started construction in Summer 2002. A 98-unit 6-storey above and 1-storey below 130,000-sq ft conference centre to start construction in 2003.

Status: Construction started Start: Spring 2000
 Est. Cost (\$ million): 200 Finish: 2008
 First Entry: Mar 1998 Last Update: Sep 2002

Kamloops

Weyerhaeuser Wood Residue Cogeneration Plant, Weyerhaeuser Canada Ph: (604) 661-8061
 30-megawatt wood-residue cogeneration plant at the existing Weyerhaeuser pulp mill. BC Hydro announced it would assist with financing to allow for lower cost self generation for the pulp mill.

Status: Construction started Start: Mar 2003
 Est. Cost (\$ million): 30 Finish: Mar 2004
 First Entry: Jun 2001 Last Update: Mar 2003

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex, Pagebrooke Inc. Ph: (250) 314-0660
 Resort development on Six Mile Ranch (Kamloops Lake Ranch and Country Club) site on 400-ha site. The project will include a 27-hole golf course, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre. Construction on the golf course is ongoing, however, other parts of the project are not yet proceeding.

Status: Construction started Start: Spring 2001
 Est. Cost (\$ million): 180 Finish: 2010
 First Entry: Dec 1997 Last Update: Sep 2002

Kamloops**Sun Rivers Community.**

Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school and retail and commercial businesses on a 460-acre site near Hwy 16. The project will eventually contain 2000 single- and multi-family residential units, eight phases in total. Development of Phase 1 of the single family units: Mariposa neighbourhood is completed and includes an 18-hole golf course completed for Spring 2002, a driving range completed, clubhouse to be built in 2003, site-servicing infrastructure, and a broad mix of residential buildings. Phase 2 of single-family units: Trillium Neighbourhood lots are serviced and homes are under construction. Phase 1 adult oriented units: The Sagewood is completed. Phase 2, the Rosewood, will have 99 units and will start construction in Summer 2003. The Fairways, a 9 townhouse unit will complete end of May 2003.

Status: Construction started Start: 1997
Est. Cost (\$ million): 450 Finish: 2010
First Entry: Dec 1997 Last Update: Mar 2003

Kamloops area

Sun Peaks Ski Resort, Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000 beds as part of a long-term plan. Construction of Phases 1 and 2 of Forest Trails, a 36-townhouse structure (intra-west), and Phases 1 and 2 of Crystal Forest, a 350-unit village are complete. Phase 3: 25 tourist-accommodation units in Crystal Forest and seven condo units in Powder Ridge are complete. A \$40-million, 230-room Delta Sun Peaks Hotel with conference, recreational and retail facilities opened in October 2002. Servicing is complete in the first phase of the Sundance Estates with ten houses completed. There will be 16 units in phase 1, 5 units in phase 2, 10 units in phase 3 and 9 units in phase 4. A \$70-million expansion to skiing on Mt. Morrisey has opened up 600 acres of new terrain. Also included in the plan is the back nine of the golf course which will be completed summer 2004.

Status: Construction started Start: 1980
Est. Cost (\$ million): 295 Finish: 2015
First Entry: Dec 1997 Last Update: Mar 2003

Kamloops to Golden**Highway 1 Upgrading.**

BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Highway 1, the TransCanada Highway, from Cache Creek to the Rockies. Individual projects will be approved and completed on annual basis. Funding approved for upgrades to four lanes from Broderick to Ford of a 3.5-km section of the highway between Ford and Carlin Roads. Projections of the feasibility of various concepts is complete for the East Kamloops/Valleyview traffic. Functional planning continues from Cache Creek to Kamloops. Estimated cost for Cache Creek to Kamloops is \$70-80 million. Paving completed on 32 km of the roadway from Alton Overpass to west of Pacific Way in Kamloops. Kettle Valley Bridge roadwork is out for tender. The 5 Mile (Yoho) Bridge located 7 km east of Golden (approx \$23 million) is now being constructed with completion Summer 2005. Highway realignment to be completed 2006. See separate entry for Kicking Horse Pass Highway 1 Improvements.

Status: Construction started Start: Late 2000
Est. Cost (\$ million): 134 Finish: 2007
First Entry: Dec 1997 Last Update: Mar 2003

Kelowna**Discovery Points Resort 1128 Sunset Dr.,**

Pointe of View Developments Ph: (250) 861-5225
Proposed 21 storey tower, 130 units to be built next door to Discovery Bay Resort. Website: www.pointeview.com

Status: Construction started Start: Mar 2003
Est. Cost (\$ million): 50 Finish: Late 2003
First Entry: Dec 2002 Last Update: Mar 2003

Kelowna**Discovery Bay Resort, Pointe of View Developments/**

Stationsman Developments Ph: (250) 763-6011 (City of Kelowna)
Development of 7 structures comprised of 258 homes of approx 340,000 sq ft in townhouse and six-storey condos with 2-storeys below in formation along Sunset Drive in the north downtown area. Development also includes 2 swimming pools and an exercise facility. Developers from Calgary expect construction to commence in phases with market demand. Development permit has been issued for all three phases. All phases are under construction with the first building almost complete.

Status: Construction started Start: Summer 2001
Est. Cost (\$ million): 36 Finish: 2004
First Entry: Dec 2000 Last Update: Dec 2002

Kelowna**Landmark Corporate Campus,**

Stober Construction Ph: (250) 763-6011 (Kelowna City)
Proposed three buildings to house high-tech development on Dolphin Ave. Rezoning completed. The first building, a six-storey structure, is completed. Second building is in permit stages. Third building to follow upon completion of second building.

Status: Construction started Start: Early 2001
Est. Cost (\$ million): 25 Finish: Jun 2003
First Entry: Dec 2000 Last Update: Mar 2003

Kelowna**Mission District Park, City of Kelowna Ph: (250) 862-3381**

Proposed development of 42 hectares on Gordon Drive south of Mission Creek as a recreational area that would include hockey rinks, tennis courts, a swimming pool and some commercial development (sports bar, fitness club and physiotherapy offices) over a 20-year period. Preliminary steps include a 9 ha, \$1.6 million storm water management wetland (completed) and servicing of all utilities and roads (started summer 2002). Construction of two hockey rinks, two indoor soccer fields, indoor running track, fitness studio and restaurant are to be completed Sep 2003. Widening of Gordon Rd, ring road and a servicing corridor to be completed Summer 2003.

Status: Construction started Start: Nov 2002
Est. Cost (\$ million): 50 Finish: 2020
First Entry: Dec 2000 Last Update: Mar 2003

Kelowna**Crystal Mountain Ski Resort,**

Phedias Project Management Ph: (604) 962-8833
3800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos. Construction completed on 11 new lifts including the triple-lift chairlift. Master Plan for overall development was approved in 2002. Local approvals being pursued. Website: www.crystallmountain.bc.ca

Status: Construction started Start: Summer 2000
Est. Cost (\$ million): 125 Finish: 2010
First Entry: Jun 1999 Last Update: Dec 2002

Regional

Quail Ridge Resort, Destination Resorts Inc. Ph: (415) 974-0400
Development of approximately 880 multi- and single-family units adjacent to existing single-family units, a golf course and a lodge. The lodge and golf course are completed. The new center of the residential portion is planning to add another 780 single- and multi-family and resort units to the current 100 already completed. Proponent has submitted a comprehensive plan to the city and has made application for additional development. Phased development. Bare land strata development of 30 units given preliminary layout review with 20 townhouse units (Kennedy Homes) under construction. Parts of site have been sold to other developers.

Status: Construction started
Est. Cost (\$ million): 50
First Entry: Jun 1998

Start: Early 2001
Finish: Jun 2005
Last Update: Dec 2002

Regional

Glenmore Highlands Development,

Glenwest Developments Inc. Ph: (604) 736-7528 (Ekelicia)
Construction of 2800 housing units made up of single family, townhouses, rowhouses including some three- to four-storey apartment buildings, a 10,000-sq ft shopping area, an elementary school and a park between Glenmore and Clifton roads. Total area is 720 ha. Design consultant: Ekelicia Town Planning Inc.

Status: Construction started
Est. Cost (\$ million): n/a
First Entry: Mar 1998

Start: Summer 2002
Finish: 2020
Last Update: Sep 2002

Regional

Big White Ski Resort Expansion,

Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments include the most recent program: completed \$50 million construction of year-round Happy Valley adventure park connected to the resort by an eight-seat high speed gondola, 136 condos, townhouses to accommodate 550 people, a golf course and more infrastructure. There are presently 10,200 beds available with licence to build up to 22,000. Summer 2001 expansion included four new runs completed for 01-02 season, summer grooming, 72-suite hotel (Stonebridge Lodge \$20 million-first of two buildings) completed Jan 2002. Phase 2 has 1-3 bedroom units and outdoor pool. There is also a youth hostel and addition of mountain and golf infrastructure. Townhouses and single family units are also under construction for sale in Nov 2002. Phase 4 the final stage of Trappers' Crossing townhome development will feature 8 townhomes and 6 commercial spaces. Silver Tip Landing (\$10 million) in the Snowpines Phase 2 area are duplex, triplex and 8 unit configurations. Black Bear Phase 3 will have a total of 23 townhomes, 5 will be finished winter of 2002. The Pinnacles, 5 townhomes finished Fall 2002. The Blacksmith Lodge, Phase 2, 5 townhomes are underway to be added to 6 already completed. Treehouse Alpine a duplex and 6 townhomes are being constructed as well as a large underground parkade.

Status: Construction started
Est. Cost (\$ million): 200
First Entry: Dec 1987

Start: Jun 1982
Finish: 2009
Last Update: Sep 2002

Regional

Conservatory Towers Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17-acre site at the intersection of Valley and Glenmore Roads. Four structures of 8, 12, 16 and 20 stories and two-storey townhouses for a total of 1.25 million sq ft. Will eventually house 2500 people and include a 150-bed extended-care facility, 30,000-sq ft garden, markets and amenities. Phase 1 is under construction. Project Co-ordinator: Warren Naufeld.

Status: Construction started
Est. Cost (\$ million): 150
First Entry: Sep 1987

Start: Sept 2002
Finish: 2013
Last Update: Dec 2002

Regional

The NW/HP Project, Osoyoos Indian Band Ph: (250) 488-3644
Development of a 1,200-acre parcel on Osoyoos Lake to include an RV park, a desert heritage and interpretative centre, an 18-hole golf course, a winery, a 70-bed hotel, a marina, a storage bar with other tourist attractions. Phase 1 (\$1.3 m) is an all season RV park with 70 fully-serviced sites being incorporated into existing 270-site park completed May 2002. Phase 2 is a completed 6000-sq foot building, house wine processing equipment. Phase 3 will include accommodation, a conference centre, the interpretative centre (completed Sep 2002) and the golf course. Possible expansion of the interpretative center and new residential development in 2005. Negotiations underway for design stage of the boutique hotel.

Status: Construction started
Est. Cost (\$ million): 25
First Entry: Dec 2000

Start: Fall 2000
Finish: Late 2005
Last Update: Mar 2003

Regional

Vernon Sewage Treatment Plant,

Vernon City/Coldstream City Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Avenue. 22% of the contract value has been awarded as at March 2003. The balance of the contracts will be awarded before the end of 2003.

Status: Construction started
Est. Cost (\$ million): 22
First Entry: Mar 2001

Start: Fall 2002
Finish: 2005
Last Update: Mar 2003

Regional

Predator Ridge Golf Resort Development,

Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1200-acre site. Phase 1, a 237-unit single- and multi-family subdivision is under construction. Plans for a hotel are in the preliminary phase.

Status: Construction started
Est. Cost (\$ million): 500
First Entry: Jun 1996

Start: Summer 1996
Finish: 2014
Last Update: Sep 2002

Regional

Silver Star Ski Resort Expansion, Silver Star Mountain Resorts Ltd &

Concert Properties Ltd Ph: (250) 717-1677 (Concert)
As part of a ten year Resort master plan, three new lifts were installed during the summer of 2002. The Comet Express, Canada's largest six-person chairlift replaced the Vance Creek chairlift, the Home Run Tree and the Powder Gulch Express quad chairlift replaced the Putnam Creek chairlift. Many skier services in the village were also upgraded in summer 2002 including retail shopping, the rental shop and the addition of a new bakery café. Concert Properties will be starting 12 town homes and a 40-unit condominium building in Spring 2003 and 50 - 60 condominiums in the Village are to start construction in Spring 2004. Other development details are not yet available. Website: www.skilverstar.com

Status: Construction started
Est. Cost (\$ million): 150
First Entry: Jun 1999

Start: 1999
Finish: 2009
Last Update: Mar 2003

3. Thompson/Okanagan

Vernon

Shopping Centre, First Professional Management Ph: (416) 493-9112
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Phase 2 contains Mark's Work Warehouse and Pennington's is complete. A building to house Future Shop has been completed. Phase 3, 4 (retail) and 5 (two restaurants) are complete. Phase 6, a 5000 foot retail space will begin construction Spring 03 for possession Aug 1. Graham Architect: Brian Quiring.

Status: Construction started
Est. Cost (\$ million): 20
First Entry: Dec 1996

Start: Spring 2001
Finish: Spring 2003
Last Update: Mar 2003

Kootenay Development Region

Updated April 4, 2003

BC STATS

Ministry of Management Services

Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488

Population Density / Sq. km. (2002) : 2.6

Economic Base : Mining, mineral processing, forestry and wood fiber processing.



Selected Demographic Characteristics												
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.9	29.2	12.7	45.5	35.9	20.9	153.1	60.8	0.404	0.222	0.627	1996
2001	6.6	26.5	15.2	40.4	41.4	22.0	152.2	62.3	0.342	0.227	0.569	2001
2006	6.1	22.2	14.6	36.8	46.4	24.5	150.6	67.3	0.290	0.251	0.541	2006
2011	6.4	19.3	13.4	37.6	49.7	27.3	153.5	73.0	0.255	0.271	0.525	2011
2016	6.5	18.1	11.8	39.6	48.0	32.4	156.5	77.9	0.248	0.326	0.574	2016
2021	6.2	18.4	9.7	41.4	44.3	38.1	158.2	80.0	0.257	0.399	0.656	2021
2026	5.6	18.4	9.4	39.1	42.6	43.4	158.5	81.4	0.263	0.476	0.739	2026
2031	5.1	17.6	9.9	35.2	43.6	46.2	157.4	82.9	0.255	0.522	0.777	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits								Total Permits Index 1997=100	
Year	Total	Non Residential			Residential	Units	<-- \$ Millions -->	Index	
		Total	Industrial	Commercial	Institutional & Gov't				
1995	188.9	66.8	13.8	23.8	29.2	122.1	1,222		1995 96 97 98 99 00 01 02 03 J F M A M J J A S O N D
1996	168.5	52.4	8.9	37.2	6.3	116.1	1,231		
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073		
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252		
1999	246.0	97.9	18.0	63.2	16.6	148.1	1,311		
2000	223.6	89.9	27.7	44.2	18.0	133.7	1,052		
2001	169.2	61.8	8.8	18.2	34.7	107.4	760		
2002	160.8	33.5	6.2	22.1	5.1	127.3	789		
Jan '02	2.8	0.5	0.0	0.3	0.1	2.3	7		
Jan '03	7.9	1.5	0.1	1.0	0.4	6.4	55		

Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).



STATUS: PROPOSED**Castlegar**

Brilliant Expansion Project, Columbia Power Corporation/
Columbia Basin Trust Ph: (250) 953-5179
Proposed addition of diversion and dam adjacent to the existing Brilliant
Dam to add approx 100 MW capacity. The design-build proposal has
been awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant
Expansion Consortium). Project was selected for BC Hydro's green
power generation call for tenders. Tenders to be submitted by Aug 29,
2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed	Start: Summer 2003
Est. Cost (\$ million): 167	Finish: Fall 2005
First Entry: Sep 1997	Last Update: Mar 2003

Cranbrook

Cranbrook Airport Expansion Ph: (250) 426-4211 (City of Cranbrook)
Proposed 900-metre extension to the airport runway and a
1,100-square-metre expansion of the existing terminal. Very preliminary.
Land arrangements and financing being arranged.

Status: Proposed	Start: ?
Est. Cost (\$ million): 14	Finish: ?
First Entry: Mar 2003	Last Update: Mar 2003

Fernie

Coal Creek Golf Resort, Schickedanz Properties Ph: (403) 239-1952
A maximum of 1,484 equivalent residential units. Single and multi-family
residential and accommodation development, condominium hotels, a
clubhouse, recreation amenities and mixed use residential and
commercial development. A resort-oriented eighteen-hole golf course and
driving range with a mixed commercial/accommodation use clubhouse.
Detailed design initiated and preliminary approval has been obtained from
the City.

Status: Proposed	Start: May 2003
Est. Cost (\$ million): n/a	Finish: May 2007
First Entry: Sep 2002	Last Update: Sep 2002

Grand Forks

Cascade Heritage Power Park,
Powerhouse Energy Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power
13,750 homes, along the Kettle River near Christina Lake on a former site
of a small hydroelectric plant that generated power until 1919. The new
plant will include a museum and walking trails to recognize the historic
site. Currently in community consultations. Expected to complete BC
Environmental Assessment Act review by summer 2003.

Status: Proposed	Start: Fall 2003
Est. Cost (\$ million): 25	Finish: Spring 2005
First Entry: Dec 1998	Last Update: Mar 2003

Invermere area**Jumbo Glacier Alpine Ski Resort**,

Glacier Resorts Ltd. Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase
project with 25-year time frame to develop 30 lift access to the glaciers,
ski lodge and tourist resort facilities, three hotels, retail shops, restaurants
and 172 single-family residences. Phase 1 includes 400 bed-units.
Subsequent phases would raise the total to 7,000 beds and the cost to
\$200-300 million. The project entered the Environmental Assessment
Process in Jul 95; expected to complete review in 2003. When approval
is received the Master Development Agreement will then be able to be
completed and the development will proceed. Project would create 6,700
person years of construction employment and 475 permanent direct jobs.
Project will be phased development over 20+ years

Status: Proposed	Start: ?
Est. Cost (\$ million): 522	Finish: ?
First Entry: Dec 1997	Last Update: Mar 2003

Nelson**Nelson Complex Care Facility**,

Interior Health Authority Ph: (250) 304-4211
Expressions of interest will be invited for a new 85 bed complex care
facility for Nelson and area in mid to late April 2003. Detailed criteria for
the expressions of interest are available at www.interiorhealth.ca. The
proposals may use the existing Mount St. Francis land for the
development facility.

Status: Proposed	Start: Early 2004
Est. Cost (\$ million): 63	Finish: Late 2004
First Entry: Sep 2000	Last Update: Mar 2003

Trail**Waneta Powerplant Expansion**,

Columbia Power Corp./Columbia Basin Trust Ph: (250) 953-5179
A 300 - 400-MW expansion of the existing dam is proposed to follow the
Brilliant Dam expansion in 2005.

Status: Proposed	Start: 2005
Est. Cost (\$ million): 600	Finish: 2007
First Entry: Dec 2000	Last Update: Sep 2002

Windermere**Eagle Ranch Golf Resort**,

Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational
condo units (300,000-sq-ft) in several phases. Phase 1: lodge pool and
fitness facility, and food services to possibly start in 2003. Later phases:
condo units around the Windermere Valley Golf Course to start in 2003.
Architect: Marshall & Associates (Calgary).

Status: Proposed	Start: May 2003
Est. Cost (\$ million): 20	Finish: Fall 2005
First Entry: Jun 2001	Last Update: Sep 2002

STATUS: ON HOLD**Radium****Big Horn Meadows Resort**,

Big Horn Meadows Ltd. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a
swimming pool and tennis courts. 13 units complete; 130 units to be
constructed over the next five to six years. No construction taking place
as of Dec 2001. Remaining 117 units have been put on hold.

Status: On hold	Start: ?
Est. Cost (\$ million): 20	Finish: ?
First Entry: Dec 1998	Last Update: Dec 2002

4. Kootenay

Radium

Tourist Accommodation and Housing Development,

Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large Recreational Vehicle park, swimming pool, mini-golf and waterpark. Parts of the proposal would require removal of land from the Agricultural Land Reserve. Infrastructure for housing is complete. The proposal was rejected and the municipality is awaiting a new proposal.

Status: On hold	Start: ?
Est. Cost (\$ million): 20	Finish: ?
First Entry: Dec 1998	Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED

Fernie

Fernie Alpine Resort Ltd.,

Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre which includes a restaurant, grocery store and liquor store is complete. Completed are: Great Bear Express Quad Chairlift, Cornerstone Lodge, Snow Creek Lodge, Lizard Creek lodges (phases 1-3), Timberline lodges including The King fir lodge, Aspen lodge, Spruce lodge Pine lodge and Balsam lodge. Start of construction of the sixth and final lodge in the group, the Juniper, is not yet defined. The sewage treatment plant has been rebuilt. Village condos and staff housing projects are pending. TimberLanding Subdivision with 44 single family lots will break ground either mid 2003 or 2004. Polar Peak Lodges townhomes will begin construction in Spring 2004 for completion in Fall 2004. Bear Paw Lodges (timberframe duplexes with 3 units/duplex) will start in 2004 or 2005. Snow Creek cabins to begin in 2004. Estimated capital cost is over 10 years.

Status: Construction started	Start: Spring 1998
Est. Cost (\$ million): 250	Finish: 2008
First Entry: Sep 1997	Last Update: Mar 2003

Invermere

Panorama Ski Resort, Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion for 2001-2002 includes 16 townhomes at Wolf Lake were completed in late spring 2002. Construction started in Mar 2002 on Phase 1, 1,000 Peaks Lodge, 37 condominiums and will be finished in March 2003. Phase 2, 1,000 Peak Summit (41 units) and the Callisto (24 townhomes) are in contract stage phase and will probably start construction in late Spring 2003. The Aurora (20 townhomes) to start construction in May 2002 have been completed December 2002.

Status: Construction started	Start: Apr 1997
Est. Cost (\$ million): 250	Finish: 2008
First Entry: Sep 1997	Last Update: Dec 2002

Kimberley region

Kimberley Ski Resort,

Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski-resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar & grill is complete and operational. Polaris Lodge (includes skier services and accommodation) is complete. Phases 1 and 2 of The Lodges at Kimberley Ridge are complete with the 3rd phase starting construction in April of 2003 and are to be completed by December 2003. Timberstone Lodge construction will start in the Summer of 2003 for completion in Summer of 2004. 38 residential homes and recreational properties are sold with several units under construction.

Status: Construction started	Start: Fall 1998
Est. Cost (\$ million): 200	Finish: 2008
First Entry: Mar 1998	Last Update: Mar 2003

Trail

Electricity System Upgrades,

Aquila Networks Canada Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next five to seven years. Phase 1 to be completed by April 2003 will replace a multi-circuit, 60-kilovolt transmission corridor from South Slokan to Warfield with a modern single-circuit, 230-kilovolt line. Phase 2 to be completed by late 2003 will replace related switching stations and substations to be replaced. Phase 3 is a \$70 million substation to be built in the Okanagan area by 2005, and phase 4 (\$80 million) will be upgrades to other generating facilities by 2008.

Status: Construction started	Start: Sep 1999
Est. Cost (\$ million): 119	Finish: 2008
First Entry: Dec 1999	Last Update: Dec 2002

Trail area

Waneta Powerplant Upgrade,

Cominco Ltd./Columbia Power Corp. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Powerplant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. First unit will be completed in Fall 2002. Other two turbines will be completed over the next two years.

Status: Construction started	Start: August 2002
Est. Cost (\$ million): 40	Finish: 2004
First Entry: Sep 1997	Last Update: Mar 2003

STATUS: COMPLETED

Trail area

Seven Mile Powerplant Expansion, BC Hydro Ph: (604) 528-2355
Addition of a fourth generating unit of 214 MW (302 gigawatt hours/year). Provision was made for installation when the station was constructed in the late 1970s. Estimated 250 construction jobs. Civil contract awarded to Jim Dent Construction Ltd. (Hope B.C.). General Electric turbine arrived in October 2002. Construction complete as at March 2003. Testing is on-going for the scheduled opening of April 2003.

Status: Completed	Start: Jul 2001
Est. Cost (\$ million): 97	Finish: Mar 2003
First Entry: Sep 1997	Last Update: Mar 2003

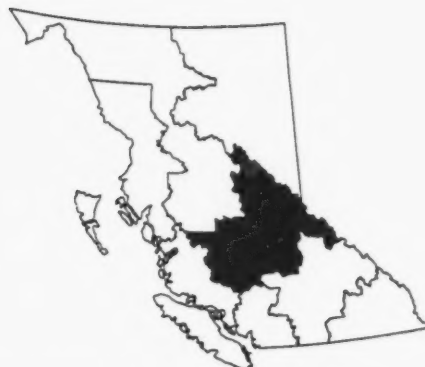
Cariboo Development Region

Updated April 4, 2003

BC STATS

Ministry of Management Services

Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366

Population Density / Sq. km. (2002) : 1.4

Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics												
Year	Population by age group, Thousands of persons							H'seholds (,000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.651	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.8	28.9	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.7	36.0	11.6	173.2	61.6	0.439	0.104	0.542	1996
2001	9.4	34.0	18.3	52.5	41.3	13.3	168.8	63.6	0.387	0.118	0.505	2001
2006	8.2	29.2	17.7	49.0	48.4	16.3	168.8	68.8	0.325	0.142	0.467	2006
2011	8.7	25.6	17.3	49.7	53.2	20.3	174.9	75.9	0.285	0.169	0.454	2011
2016	9.2	24.0	15.8	52.1	53.9	26.1	181.1	82.0	0.272	0.214	0.487	2016
2021	9.1	25.0	13.2	54.3	52.4	32.3	186.2	85.6	0.284	0.269	0.553	2021
2026	8.5	25.7	12.8	52.6	51.7	38.2	189.5	88.0	0.292	0.327	0.618	2026
2031	7.9	25.1	13.7	49.1	52.8	42.4	191.0	90.0	0.286	0.366	0.652	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

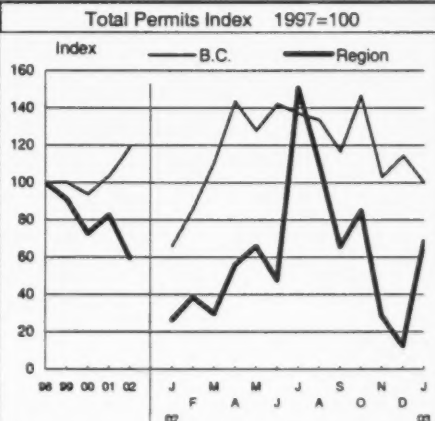
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits							
Year	Non Residential					Residential	
	Total	Industrial	Commercial	Institutional & Gov't			
	<-- \$ Millions -->					Units	
1995	207.9	87.4	27.3	39.7	20.5	120.5	1,113
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,356
1997	212.7	95.1	8.1	65.3	21.7	117.6	1,068
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	127.2	62.5	12.1	17.5	32.8	64.8	485
2000	101.5	59.8	7.5	22.3	29.9	41.7	259
2001	115.2	81.2	4.0	21.3	55.9	34.1	183
2002	83.4	42.8	9.9	24.9	8.0	40.6	232
Jan '02	2.5	1.1	0.0	1.0	0.1	1.4	10
Jan '03	3.1	1.4	0.3	0.8	0.3	1.7	10

Total Permits Index 1997=100

Index — B.C. — Region

Year	B.C. Index	Region Index
1996	100	25
1997	90	30
1998	140	140
1999	130	65
2000	140	65
2001	130	25
2002	100	20
2003	110	65



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

Cariboo Development Region



Population of Municipalities

		1999	2000	2001	2002
		Estimate	Estimate	Estimate	Estimate
Cariboo		172,062	171,496	168,952	169,924
Prince George	C	77,428	77,569	76,197	76,008
Williams Lake	C*	11,667	11,794	11,716	11,730
Quesnel	C*	10,273	10,408	10,526	10,591
Mackenzie	DM	5,833	5,709	5,489	5,538
100 Mile House	DM	1,939	1,892	1,814	1,843
Valemount	VL	1,304	1,276	1,252	1,271
McBride	VL	741	747	747	736
Wells	DM*	246	248	245	259

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED**100 Mile House****100 Mile House Cogeneration Project,**

Ainsworth Lumber Co. Ltd. Ph: (250) 395-6200
Proposed wood residue electricity project that was selected for BC Hydro's recent green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed	Start: ?
Est. Cost (\$ million): 15	Finish: ?
First Entry: Mar 2003	Last Update: Mar 2003

Mackenzie

MacKenzie Cogeneration, Pope & Talbot Ltd. Ph: (250) 997-2911
New generation of 320 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003.

Status: Proposed	Start: ?
Est. Cost (\$ million): 100	Finish: ?
First Entry: Dec 2002	Last Update: Dec 2002

Prince George**University of Northern BC - Medical Program Building,**

University of Northern British Columbia Ph: (604) 960-5555
Proposed new Medical Program Building at the University of Northern British Columbia, tendered in late March 2003.

Status: Proposed	Start: May 2003
Est. Cost (\$ million): 15	Finish: Late 2004
First Entry: Mar 2003	Last Update: Mar 2003

Prince George**Prince George Pulp & Paper Cogeneration,**

Canadian Forest Products Ltd. Ph: (604) 661-5241
New generation of 126 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003.

Status: Proposed	Start: ?
Est. Cost (\$ million): 40	Finish: ?
First Entry: Dec 2002	Last Update: Dec 2002

Prince George

Ethanol Plant, First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for Official Community Plan change has been submitted.

Status: Proposed	Start: ?
Est. Cost (\$ million): 20	Finish: ?
First Entry: Mar 2002	Last Update: Sep 2002

Prince George**UNBC Research & Development Park,**

University of Northern BC Ph: (250) 960-5555
Proposed high tech multi purpose development at the University of Northern BC. Project is four 3-storey buildings (approx 200,000sq ft) of office and research space to be developed in four phases. Construction will start mid to late April 2003.

Status: Proposed	Start: Spring 2003
Est. Cost (\$ million): 15	Finish: Late 2006
First Entry: Sep 2001	Last Update: Mar 2003

Valemount**Canoe Mountain Resort Developments,**

Sunrise International Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola (\$11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Public information meetings held. Development to be undertaken in four phases and completed over 12 to 20 years, depending on market. Phase 1 would include the gondola, a hotel and a nine-hole golf course and would be complete in three to five years. Site is not rezoned. Project has gone through changes made to the OCP. Master Plan expected to be approved by the provincial government in early 2003.

Status: Proposed	Start: Summer 2003
Est. Cost (\$ million): 100	Finish: 2020
First Entry: Mar 2000	Last Update: Mar 2003

Valemount**Terra Nova Hot Springs Resort,**

Terra Nova Mortgage/Village of Valemount Ph: (604) 688-0225
Development of hot springs resort to include hotel, spa and conference facilities. Development around the hot springs on 100 hectares of Crown Land being considered. An application for a preliminary agreement has been submitted to Land and Water BC. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed	Start: 2004
Est. Cost (\$ million): 30	Finish: 2006
First Entry: Mar 2000	Last Update: Mar 2003

Wells**Cariboo Gold Project,**

International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3000-ton/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. In the Environmental Assessment Act process as of spring 2000. Would employ 150 full-time personnel for 10 years.

Status: Proposed	Start: Summer 2004
Est. Cost (\$ million): 60	Finish: Summer 2006
First Entry: Mar 1999	Last Update: Dec 2002

5. Cariboo

STATUS: ON HOLD

Williams Lake

Prosperity Gold/Copper Project,

Taseko Mines Ltd. Ph: (250) 684-6365

Proposed development of a large deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 and milling 66,000 tonnes per day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study by Kilborn Engineering Pacific Ltd. Proponent is preparing Project Report under the BC Environmental Assessment Act. In negotiations with DFO regarding loss of fish habitat at Fish Lake. Transition Order Issued Dec 30 2002 extending the opportunity to April 30, 2004 to submit a report based on the specifications received. Metal prices are firming up so opportunity is improved.

Status: On hold

Start: ?

Est. Cost (\$ million): 900

Finish: ?

First Entry: Dec 1997

Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED

Prince George

Prince George Regional Hospital Development,

Prince George Regional Hospital Ph: (250) 565-2840

Development of approximately 100,000 sq m to include 4 storey tower to house 108 medical & surgical beds, 10 bed intensive care unit & new main entrance. Also renovations to accommodate a 10 bed geriatric assessment & treatment centre, surgical day-care unit, and expanded areas for ambulatory-care and emergency department. Development to include a new patient tower, ambulatory care space, and redevelopment of emergency and critical care areas. Construction management contractor: Vanbots Construction Inc. Expansion of new 4 story patient tower to be completed Spring 2003. Further renovation and updating to proceed after completion of patient tower.

Status: Construction started

Start: Jan 2001

Est. Cost (\$ million): 50

Finish: May 2004

First Entry: Dec 1997

Last Update: Dec 2002

North Coast Development Region

Updated April 4, 2003

BC STATS

Ministry of Management Services

Tel : (250) 387-0327 Fax: (250) 387-0329

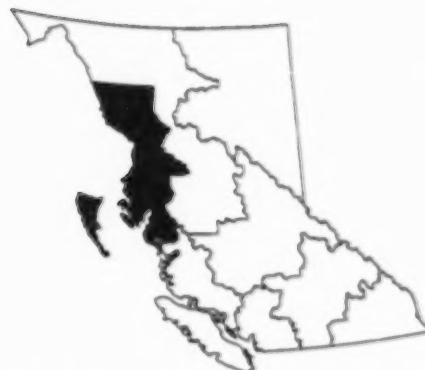
REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937

Population Density / Sq. km. (2002) : 0.6

Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.



Selected Demographic Characteristics												
Year	Population by age group, Thousands of persons							H'seholds (,000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.0	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.3	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.067	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.4	24.6	13.6	4.1	71.3	24.4	0.474	0.091	0.564	1996
2001	4.1	14.3	7.0	21.2	14.4	4.6	65.6	23.2	0.431	0.108	0.538	2001
2006	4.0	12.5	6.6	20.1	16.5	5.0	64.6	24.2	0.382	0.116	0.499	2006
2011	3.9	11.3	6.9	19.5	19.1	6.5	67.1	26.8	0.333	0.142	0.475	2011
2016	3.8	10.3	6.6	19.3	20.5	8.5	69.2	29.2	0.305	0.183	0.488	2016
2021	3.7	10.2	5.5	19.5	20.7	10.9	70.8	30.5	0.305	0.238	0.542	2021
2026	3.6	10.0	5.4	19.0	20.1	13.3	71.4	31.5	0.305	0.300	0.605	2026
2031	3.4	9.7	5.3	18.2	19.4	15.6	71.6	32.0	0.305	0.364	0.669	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

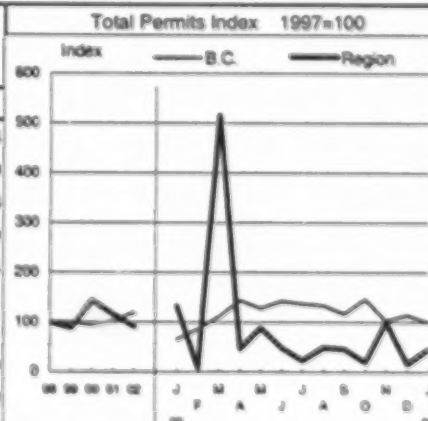
Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits							
Year	Total	Non Residential				Residential	Units
		Total	Industrial	Comm- ercial	Institutional & Gov't		
	<- \$ Millions ->						
1995	41.4	16.2	3.9	10.2	2.1	25.2	174
1996	49.4	20.5	7.3	10.7	2.5	28.9	210
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.2	3.9	4.7	3.6	9.2	44
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
2002	22.3	18.4	0.4	6.7	11.3	3.9	10
Jan '02	1.6	1.5	0.0	1.4	0.0	0.1	0
Jan '03	2.7	2.6	0.0	2.5	0.0	0.1	1

Total Permits Index 1997=100

Index — B.C. — Region



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

North Coast Development Region



Population of Municipalities

		1999	2000	2001	2002
		Estimate	Estimate	Estimate	Estimate
North Coast		67,907	66,753	65,682	65,826
Prince Rupert	C	15,999	15,729	15,376	15,420
Terrace	C	13,114	12,915	12,711	12,568
Klondike	DM	11,195	10,919	10,771	10,851
Masset	VL	1,037	1,029	975	1,006
New Hazelton	DM	798	812	787	801
Stewart	DM	702	697	685	693
Port Edward	DM	743	721	694	686
Port Clements	VL	541	524	542	536
Hazelton	VL	370	364	362	361

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes boundary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED**Kitimat**

Eurocan Power Project, Eurocan Pulp and Paper Ph: (604) 895-2700
New generation of 200 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003.

Status: Proposed Start: ?
Est. Cost (\$ million): 60 Finish: ?
First Entry: Dec 2002 Last Update: Dec 2002

Masset

Nai-Kun Wind Power Project, Haida Gwaii Ph: (250) 559-4496
Proposed 700 MW wind power project on the Queen Charlotte Islands. In early planning stages. Project was not selected by BC Hydro for its recent green power generation call for tenders.

Status: Proposed Start: ?
Est. Cost (\$ million): 1000 Finish: ?
First Entry: Jun 2002 Last Update: Mar 2003

Masset**Gaylinagay Heritage Centre**

Gaylinagay Heritage Centre Society Ph: (250) 559-7709
Proposed development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Fundraising is ongoing.

Status: Proposed Start: Jun 2003
Est. Cost (\$ million): 25 Finish: Late 2004
First Entry: Dec 2001 Last Update: Mar 2003

Prince Rupert

Gateway Project Pipeline, Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1200 km pipeline from Fort McMurray, Alberta oilfield to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels a day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Project cost is estimated for BC portion.

Status: Proposed Start: 2007
Est. Cost (\$ million): 1500 Finish: 2009
First Entry: Mar 2003 Last Update: Mar 2003

Prince Rupert**Prince Rupert Container Project**

Prince Rupert Port Authority Ph: (250) 627-8899
Container project includes an upgrade to Fairview Terminal, installation of container cranes, upgrades to CN's North Main Line to allow double stack containers. A feasibility study is underway. Website: www.rupertport.com

Status: Proposed Start: ?
Est. Cost (\$ million): 60 Finish: ?
First Entry: Mar 2003 Last Update: Mar 2003

Prince Rupert

Tsimshian Access Project, Prince Rupert City Ph: (250) 627-0931
Proposed construction of bridges to link Kaen Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees are expected to recover partial costs of the project. Memorandum of understanding to be completed by provincial and federal governments, the city of Prince Rupert and two native bands. Then a phased approach to route selection and design will occur. In the development and planning stages. Business plan to be completed Winter 2003.

Status: Proposed Start: 2004
Est. Cost (\$ million): 130 Finish: 2005
First Entry: Sep 1998 Last Update: Dec 2002

Smithers**Ski Smithers Resort Expansion**

Canadian Rocky Holdings Ltd. Ph: (250) 847-5315
Master Plan approved to expand the facilities of the ski area located 30 km outside of Smithers, to increase the number of runs to 70 and develop a 450 unit development including a hotel, townhouses and single family homes. Master Development Agreement expected to be finalized in Apr 2003, with construction to start in fall 2003.

Status: Proposed Start: Fall 2003
Est. Cost (\$ million): 30 Finish: 2008
First Entry: Mar 2003 Last Update: Mar 2003

Stewart**Anyox Hydroelectric Project**

Anyox Hydroelectric Corp. Ph: (604) 270-8811
Proposed 400 gigawatt hour hydroelectric project using a dormant dam related to the former Anyox mine site, approx 160 km north of Prince Rupert on Alice Arm. Environmental studies completed. Project was not selected by BC Hydro in its recent green power generation call for tenders.

Status: Proposed Start: Spring 2004
Est. Cost (\$ million): 30 Finish: Spring 2005
First Entry: Mar 2003 Last Update: Mar 2003

Stewart Region**Forrest Kerr Water Power Project**

Coast Mountain Power Ph: (604) 929-3961
Proposed 100-megawatt run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in mid-March 2003. Project was selected for BC Hydro's green power generation call for tenders. Tenders to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed Start: Summer 2003
Est. Cost (\$ million): 120 Finish: Fall 2004
First Entry: Sep 2001 Last Update: Mar 2003

STATUS: ON HOLD**Iskut**

Red Chris Copper Project, American Bullion Ph: (604) 684-1704
Proposed mine containing reserves of 263 million tonnes of copper and gold. American Bullion seeking sale of the property. Current mill design will process 8,000 tonnes/day to expand to 24,000 tonnes/day. Concentrate to be shipped to smelter in the Pacific Rim via Stewart. Camp for 250-300 persons to be located onsite. Estimated 300 construction jobs. Reassessing size of project.

Status: On hold Start: ?
Est. Cost (\$ million): 300 Finish: ?
First Entry: Sep 1997 Last Update: Mar 2003

6. North Coast

Kutimay

Dredging Project—Hydroelectric Improvements.

Alcan Ph: (250) 639-8000

Proposal to dredge the Tahisa Reach Narrows in a 3.3 km channel to increase hydroelectric generating capacity from the Nechako reservoir. Public information sessions held and government approvals applied for. Project is on hold. Alcan is doing an internal company review to determine if they want to proceed.

Status: On hold
Est. Cost (\$ million): 36
First Entry: Jun 2001

Start: ?
Finish: ?
Last Update: Sep 2002

Prince Rupert

Sulphur Export Terminal, Sulphur Corp. of Canada Ph: (250) 627-7668

Sulphur export terminal projected to ship up to one million tonnes per year, mostly to Asian and Pacific Rim customers. The terminal will use existing berthing facilities and shiploaders at Ridley Terminals Inc. Sulphur to be shipped in both molten state and in formed format. Phase 2: 70,000-sq ft to facilitate transfer of formed sulphur to storage tanks is currently on hold. Project stands at 80% complete but with the original developer's being insolvent, Ridley Terminals Inc. looking for proponent to finish project.

Status: On hold
Est. Cost (\$ million): 20
First Entry: Dec 1998

Start: ?
Finish: ?
Last Update: Mar 2003

Prince Rupert

BC Iron and SteelWorks.

Pacific Iron & Steel Products Ltd. Ph: (604) 682-6196

Proposed plant for production output of 1.5 million tonnes per year of steel slabs for export to Asian and U.S. markets. Approximately 1000 construction jobs are anticipated and 350 direct jobs when the plant is in production. Project is on hold.

Status: On hold
Est. Cost (\$ million): 750
First Entry: Mar 1998

Start: ?
Finish: ?
Last Update: Dec 2002

Stewart, 120 km north

Isk Wollastonite Mine, Whitegold Resources

Proposed surface wollastonite mine 120 km. north of Stewart. Project currently on-hold.

Status: On hold
Est. Cost (\$ million): 15
First Entry: Sep 1997

Start: ?
Finish: ?
Last Update: Sep 2002

STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway Improvements.

BC Ministry of Transportation Ph: (250) 615-3120 (Project Office)
Reconstruction and paving of 92 km of the Nisga'a Highway from Sand Lake located 63 km north of Terrace to Greenville to New Aiyah and Hall Camp. The highway will be upgraded from gravel to two lanes. The project will be done in seven phases. Phases 1 and 2 are completed. Other phases to follow.

Status: Construction started
Est. Cost (\$ million): 52
First Entry: Dec 1998

Start: Summer 1999
Finish: Summer 2005
Last Update: Mar 2003

Nechako Development Region

Updated April 4, 2003

BC STATS

Ministry of Management Services

Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.

Land Area in Sq. km. : 188,245

Population Density / Sq. km. (2002) : 0.2

Economic Base : Mining, forestry and agriculture.



Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'selkote (000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.8	1.3	35.0	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.5	1.6	41.4	12.5	0.613	0.088	0.679	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.8	10.2	4.6	14.9	8.4	3.0	44.8	15.4	0.499	0.108	0.608	1996
2001	3.0	9.4	4.9	13.7	9.9	3.3	44.2	15.9	0.438	0.117	0.555	2001
2006	2.9	8.5	4.4	12.6	11.3	3.8	43.6	16.3	0.403	0.136	0.539	2006
2011	2.9	7.9	4.2	12.7	12.9	4.7	46.4	17.9	0.382	0.158	0.520	2011
2016	2.8	7.7	4.1	12.7	13.6	6.0	48.8	19.2	0.347	0.196	0.543	2016
2021	2.7	7.8	3.9	12.9	13.6	7.6	48.6	20.2	0.344	0.251	0.596	2021
2026	2.7	7.6	4.1	12.7	13.6	9.4	50.1	21.2	0.338	0.309	0.647	2026
2031	2.6	7.4	4.1	12.5	13.6	10.9	51.2	22.1	0.321	0.380	0.691	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer02). P27 data are adjusted for estimated census undercount.

Building Permits

Building Permits							
Year	Total	Non Residential				Residential	Total Permits Index 1997=100
		Total	Commer- institutional				
			Industrial	etail	& Gov't		
	← \$ Millions →						
1995	36.8	15.2	2.6	6.3	6.4	21.6	212
1996	31.0	7.8	1.1	5.3	1.0	23.6	241
1997	41.3	14.2	2.8	8.0	3.7	27.1	236
1998	34.7	15.4	3.2	6.5	5.6	19.3	184
1999	26.4	13.9	1.8	8.5	3.6	12.5	108
2000	20.1	10.2	1.9	8.4	3.0	9.8	75
2001	17.6	10.4	0.9	8.3	4.2	7.2	63
2002	24.8	19.5	5.5	4.0	10.0	5.3	38
Jan '02	0.5	0.5	0.3	0.2	0.0	0.0	0
Jan '03	0.0	0.0	0.0	0.0	0.0	0.0	0

Index ——— B.C. ——— Region

Year	B.C.	Region
1997	100	0
1998	100	0
1999	100	0
2000	330	180
2001	100	100
2002	100	100
2003	100	100

Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source: Statistics Canada (data collected from municipal and Regional District offices).

Nechako Development Region



Population of Municipalities

		1999	2000	2001	2002
		Estimate	Estimate	Estimate	Estimate
Nechako		44,935	44,706	44,273	44,980
Smithers	T	5,794	5,773	5,690	5,710
Vanderhoof	DM	4,654	4,644	4,617	4,603
Houston	DM	4,010	3,897	3,764	3,738
Burns Lake	VL	1,971	2,005	2,044	2,063
Fort St. James	DM	2,074	2,075	2,032	2,036
Telkwa	VL *	1,427	1,426	1,441	1,444
Fraser Lake	VL	1,299	1,345	1,333	1,364
Granisle	VL	423	387	364	371

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes boundary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source: Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED**Atlin region**

Tulsequah Chief Mine, Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes per day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002. No construction will start before summer 2004.

Status: Proposed	Start: Summer 2004
Est. Cost (\$ million): 150	Finish: 2006
First Entry: Dec 1997	Last Update: Dec 2002

STATUS: ON HOLD**Cassiar**

Magnesium Metal Project, Cassiar Resources Inc. Ph: (604) 669-3010
Proposed development of a magnesium metal development project to recover up to 200 million pounds of magnesium a year from tailings at the former Cassiar asbestos mine, for use in the auto, aircraft and canning industries. A magnesium processing plant would be located in one of the communities in the region. Expected 2500 construction jobs and 600 operating jobs. Proponent is seeking financial partners.

Status: On hold	Start: ?
Est. Cost (\$ million): 600	Finish: ?
First Entry: Sep 1999	Last Update: Mar 2003

Cassiar

Silvertip Silver/Lead/Zinc Mine,
Imperial Metals Corp. Ph: (604) 669-8959
Proposed re-opening of Midway mine located southwest of Watson Lake YT, 25 km south of YT border. Mill and facilities to process 740,000 tonnes of open pit mined ore. 1.8 million tonnes will be mined by underground methods. Reserves of 2.57 million tonnes, 325 g/tonne silver, 0.63 g/tonne gold, 6.4% lead and 8.8% zinc. Property sold to Silver Standard Resources who have no long term plans until silver prices improve.

Status: On hold	Start: ?
Est. Cost (\$ million): 40	Finish: ?
First Entry: Mar 1998	Last Update: Jun 2002

Houston area

Pleasant Valley Power Plant Wood Residue Electricity,
EPCOR Power Generation Ph: (250) 845-2322 (HFP)
45 MW wood residue cogeneration facility in a joint venture, to use 300,000 bone dry tonnes of wood residue per year. Three structures of 100,000-sq ft will also be built. Detailed design to commence after power sale agreement is reached. Wood residue contracts secured. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003.

Status: On hold	Start: Summer 2003
Est. Cost (\$ million): 120	Finish: Spring 2004
First Entry: Mar 2000	Last Update: Mar 2003

Smithers region

Telkwa Coal Project, Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes per year of clean coal. Construction workforce averaging 180 over 15 - 18 months, and 130 permanent jobs for up to 20 years. Project on hold.

Status: On hold	Start: ?
Est. Cost (\$ million): 120	Finish: ?
First Entry: Sep 1997	Last Update: Dec 2002

Northeast Development Region

Updated April 4, 2003

BC STATS

Ministry of Management Services

Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.

Land Area in Sq. km. : 192,102

Population Density / Sq. km. (2002) : 0.3

Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.



Selected Demographic Characteristics												
Year	Population by age group, Thousands of persons							H'seholds (,000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	4.5	13.9	6.2	12.8	6.6	2.1	46.0	12.9	0.719	0.081	0.799	1976
1981	5.7	14.0	9.6	17.7	7.8	2.4	57.1	17.8	0.560	0.069	0.628	1981
1986	6.0	13.5	7.6	20.4	8.9	2.8	59.2	20.1	0.528	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.507	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	65.0	22.6	0.486	0.097	0.583	1996
2001	4.5	14.0	6.8	21.3	12.6	4.5	63.7	22.1	0.456	0.111	0.567	2001
2006	4.0	13.3	6.7	20.5	15.7	5.2	65.5	24.1	0.404	0.122	0.526	2006
2011	4.0	12.0	7.0	19.9	18.8	6.4	68.2	26.5	0.350	0.141	0.491	2011
2016	4.1	10.8	7.2	19.7	20.7	8.1	70.6	29.3	0.312	0.171	0.483	2016
2021	4.2	10.8	6.2	21.1	21.0	10.4	73.7	31.4	0.312	0.216	0.527	2021
2026	4.1	11.1	5.8	21.4	20.5	13.1	76.0	32.8	0.319	0.276	0.595	2026
2031	3.9	11.2	5.9	21.1	20.0	15.7	77.7	34.0	0.322	0.334	0.656	2031

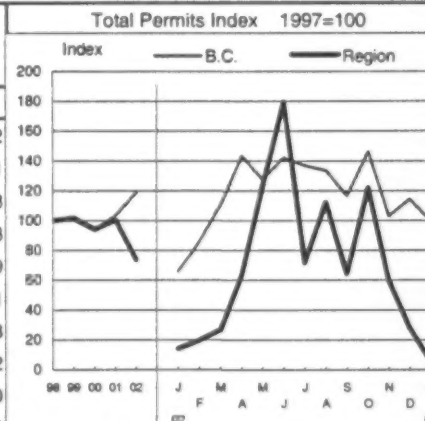
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits							
Year	Non Residential					Residential	
	Total	Total	Industrial	Comm- ercial	Institutional & Gov't		
						<- \$ Millions ->	
1995	44.1	20.4	2.5	11.7	6.1	23.7	182
1996	41.7	22.2	2.7	17.0	2.5	19.5	131
1997	47.7	20.4	0.3	19.3	0.8	27.3	233
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.8	31.0	5.0	22.6	3.4	28.8	329
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.1	34.2	1.7	16.1	16.4	24.8	223
2002	43.3	22.7	5.0	16.2	1.5	20.6	132
Jan '02	2.1	1.9	0.0	1.7	0.2	0.1	0
Jan '03	0.7	0.2	0.0	0.2	0.0	0.5	4

Total Permits Index 1997=100	
Index	— B.C. — Region
200	
180	
160	
140	
120	
100	
80	
60	
40	
20	
0	
98	J
99	F
00	M
01	A
02	M
	J
	J
	A
	S
	O
	N
	D
	J
	03



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

Northeast Development Region



Population of Municipalities

		1999	2000	2001	2002
		Estimate	Estimate	Estimate	Estimate
Northeast		64,687	63,876	64,006	65,128
Fort St. John	C	16,377	16,704	16,995	17,117
Dawson Creek	C	11,490	11,293	11,305	11,409
Fort Nelson	T	4,566	4,413	4,438	4,503
Chetwynd	DM	2,942	2,844	2,737	2,795
Tumbler Ridge	DM	2,616	2,013	1,931	2,243
Taylor	DM	1,170	1,200	1,205	1,252
Hudson's Hope	DM	1,110	1,076	1,084	1,135
Pouce Coupe	VL	896	866	875	865

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED**Chetwynd****Burnt River Coal Mine,**

Western Canada Coal Corp Ph: (250) 401-4100 (District of Chetwynd)
Development potential of the combined Burnt river and Brazion properties located approx 50 km south of Chetwynd, to pursue potential production of 750,000 tonnes per year of coking coal. Project will be developed in stages. Production expected to start in early 2005. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). Website: www.westerncoal.com. The regulatory process is expected to be concluded in early 2003.

Status: Proposed
Est. Cost (\$ million): n/a
First Entry: Jun 2001

Start: Late 2003
Finish: Early 2005
Last Update: Dec 2002

Chetwynd region**Willow Creek Coal Project, Globaltex Coal Corporation/**

Mitsui Matsushima Co/BC Rail Ph: (250) 561-5610
Proposed 900,000-tonnes per year thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50-70 persons. Initial production of 900,000 tonnes/yr. of coking and steam coal. Large sample testing has taken place. Mine is expected to operate for 15 years. As market conditions have improved the project will proceed when financing is secured. As at March 2003, Globaltex owns 100%. Stage 1 - First stage development is planned to include the construction of a raw coal operation during the summer and fall of 2003. Development would include a major extension to the existing rail spur to enable loading of unit trains, the installation of an automated rail loading system, construction of raw coal stockpiling and crushing facilities, construction of initial workshops and offices, haul road upgrades, pit development work and land acquisitions. Stage 2 - Second stage development would occur during the summer construction period of 2004 and include the installation of a coal preparation plant next to the rail siding and construction of additional ancillary infrastructure.
<http://www.globaltexinc.com/s/Home.asp>

Status: Proposed
Est. Cost (\$ million): 20
First Entry: Dec 1997

Start: ?
Finish: ?
Last Update: Mar 2003

Fort St. John**Oriented Strandboard Mill, Slocan/Louisiana-Pacific OSB (Panel) Corp**

Ph: (604) 278-7311 (Slocan)
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 700 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs. Application approved under the BC Environmental Assessment Act. Land being acquired. Project not expected to go ahead until mid-2004.

Status: Proposed
Est. Cost (\$ million): 200
First Entry: Jun 2000

Start: Jun 2004
Finish: Fall 2005
Last Update: Mar 2003

Taylor**McMahon Surplus Steam Electricity Generation Project,**

Duke Energy Gas Transmission Canada Ph: (250) 789-3028
New generation of 130 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Selection of successful tenders expected in May 2003.

Status: Proposed
Est. Cost (\$ million): 40
First Entry: Dec 2002

Start: ?
Finish: ?
Last Update: Dec 2002

Tumbler Ridge**Wolverine Coal Mine, Western Canada Coal Corp**

Ph: (250) 242-4242 (District of Tumbler Ridge)
Bulk sampling is underway of the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge. The potential production is 1.7 million tonnes per year of coking coal with a wash plant and load-out facility. Expected to produce 250 permanent jobs. Production start expected in early 2004. Simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Project approvals being pursued under the BC Environmental Assessment Act. Website: www.westerncoal.com

Status: Proposed
Est. Cost (\$ million): n/a
First Entry: Jun 2001

Start: Sep 2004
Finish: Summer 2005
Last Update: Dec 2002

STATUS: ON HOLD**Taylor****Taylor Pipeline,**

TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost (\$ million): 70
First Entry: Mar 1999

Start: ?
Finish: ?
Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED**Tumbler Ridge****Grizzly Extension and WeeJay Lateral Pipeline,**

Duke Energy Inc. Ph: (604) 488-8000
Expansion of the Grizzly 406-millimetre (16-inch) transmission pipeline for 108.5 km (67 miles) between BC and Alberta and a short expansion of the WeeJay lateral 273-mm (10-inch) pipe for 6.3 km (4 miles) to a tie-in point in BC on the Grizzly line.

Status: Construction started
Est. Cost (\$ million): 32
First Entry: Jun 2001

Start: Jan 2003
Finish: Summer 2003
Last Update: Mar 2003

Your Permit Is Our Preoccupation

Some of the most challenging moments in major project development often happen before the first shovel goes in the ground. A clear strategy for getting through the regulatory approval process is essential in preventing those challenges from becoming insurmountable hurdles.

Jackie Hamilton and Associates has a track record of developing and implementing such strategies for a diverse range of major project proponents. We understand the complexities of project benefits, stakeholder interests, procedural requirements and environmental standards.

We've provided counsel and coordination during regulatory review processes of all types and scopes. And we've got a solid portfolio of successfully permitted projects throughout B.C. Our industry experience encompasses energy, mining, forest products and major public utilities.

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Jackie Hamilton and Associates

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